



The Coal
Authority

Resolving the **impacts** of mining



Enviro All-in-One

Non-Residential Search Report

LOGANLEA, LOGANLEA ROAD, ADDIEWELL, WEST LOTHIAN, EH55 8HY

Thank you for placing your order with the Coal Authority Mining Reports team.

Please find enclosed the Coal Authority's Non-Residential CON29M and Groundsure Screening Report.

The icon below summarises whether the Coal Authority consider that the following conditions may affect the ground stability at the report location. A fuller explanation of the condition and its potential to result in ground movement are given in the Coal Authority section of this report.



Coal mining

Yes

If you need any further assistance, please do not hesitate to contact our experts on **0345 762 6848** quoting the Coal Authority reference number.

Coal Authority ref: 51002319837001

Your ref: 20/541

Date: 12 November 2020

For any coal mining related issues please contact the Coal Authority:

0345 762 6848
groundstability@coal.gov.uk

For all other issues and assistance please contact Groundsure:

0844 415 9000
info@groundsure.com



Issued by:

The Coal Authority, Property Search Services, 200 Lichfield Lane, Berry Hill, Mansfield, Nottinghamshire, NG18 4RG
Website: www.groundstability.com Phone: 0345 762 6848

**WILLIAM REILLY
16 ST NINIANS
LANARK
SOUTH LANARKSHIRE
ML11 7HX**

Our reference: **51002319837001**
Your reference: **20/541**
Date of your enquiry: **11 November 2020**
Date we received your enquiry: **11 November 2020**
Date of issue: **12 November 2020**

This report is for the property described in the address below and the attached plan.

Non-Residential Enviro All-in-One - On Coalfield

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This report is based on and limited to the records held by the Coal Authority, at the time we answer the search.

Coal mining

See comments below

Information from the Coal Authority

Underground coal mining

Past

The property is in a surface area that could be affected by underground mining in 1 seam of coal at 440m to 480m depth, and last worked in 1958.

Any movement in the ground due to coal mining activity associated with these workings should have stopped by now.

In addition the property is in an area where the Coal Authority believes there is coal at or close to the surface. This coal may have been worked at some time in the past. The potential presence of coal workings at or close to the surface should be considered, particularly prior to any site works or future development activity, as ground movement could still be a risk. Your attention is drawn to the Comments on the Coal Authority information section of the report.

Present

The property is not within a surface area that could be affected by present underground mining.

Future

The property is not in an area where the Coal Authority has received an application for, and is currently considering whether to grant a licence to remove or work coal by underground methods. The property is not in an area where a licence has been granted to remove or otherwise work coal using underground methods.

The property is not in an area likely to be affected from any planned future underground coal mining.

However, reserves of coal exist in the local area which could be worked at some time in the future.

No notices have been given, under section 46 of the Coal Mining Subsidence Act 1991, stating that the land is at risk of subsidence.

Mine entries

There are no recorded coal mine entries known to the Coal Authority within, or within 20 metres, of the boundary of the property.

This information is based on the information that the Coal Authority has at the time of this enquiry.

Based on the Coal Authority's knowledge of the mining circumstances at the time of this enquiry, there may be unrecorded mine entries in the local area that do not appear on Coal Authority records.

Coal mining geology

The Coal Authority is not aware of any damage due to geological faults or other lines of weakness that have been affected by coal mining.

Opencast coal mining

Past

The property is not within the boundary of an opencast site from which coal has been removed by opencast methods.

Present

The property does not lie within 200 metres of the boundary of an opencast site from which coal is being removed by opencast methods.

Future

There are no licence requests outstanding to remove coal by opencast methods within 800 metres of the boundary.

The property is not within 800 metres of the boundary of an opencast site for which a licence to remove coal by opencast methods has been granted.

Coal mining subsidence

The Coal Authority has not received a damage notice or claim for the subject property, or any property within 50 metres of the enquiry boundary, since 31 October 1994.

There is no current Stop Notice delaying the start of remedial works or repairs to the property.

The Coal Authority is not aware of any request having been made to carry out preventive works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991.

Mine gas

The Coal Authority has no record of a mine gas emission requiring action.

Hazards related to coal mining

The property has not been subject to remedial works, by or on behalf of the Coal Authority, under its Emergency Surface Hazard Call Out procedures.

Withdrawal of support

The property is not in an area where a notice to withdraw support has been given.

The property is not in an area where a notice has been given under section 41 of the Coal Industry Act 1994, cancelling the entitlement to withdraw support.

Working facilities orders

The property is not in an area where an order has been made, under the provisions of the Mines (Working Facilities and Support) Acts 1923 and 1966 or any statutory modification or amendment thereof.

Payments to owners of former copyhold land

The property is not in an area where a relevant notice has been published under the Coal Industry Act 1975/Coal Industry Act 1994.

Comments on Coal Authority information

In view of the mining circumstances a prudent developer would seek appropriate technical advice before any works are undertaken.

Therefore if development proposals are being considered, technical advice relating to both the investigation of coal and former coal mines and their treatment should be obtained before beginning work on site. All proposals should apply good engineering practice developed for mining areas. No development should be undertaken that intersects, disturbs or interferes with any coal or mines of coal without the permission of the Coal Authority. Developers should be aware that the investigation of coal seams/former mines of coal may have the potential to generate and/or displace underground gases and these risks both under and adjacent to the development should be fully considered in developing any proposals. The need for effective measures to prevent gases entering into public properties either during investigation or after development also needs to be assessed and properly addressed. This is necessary due to the public safety implications of any development in these circumstances.

Additional Remarks

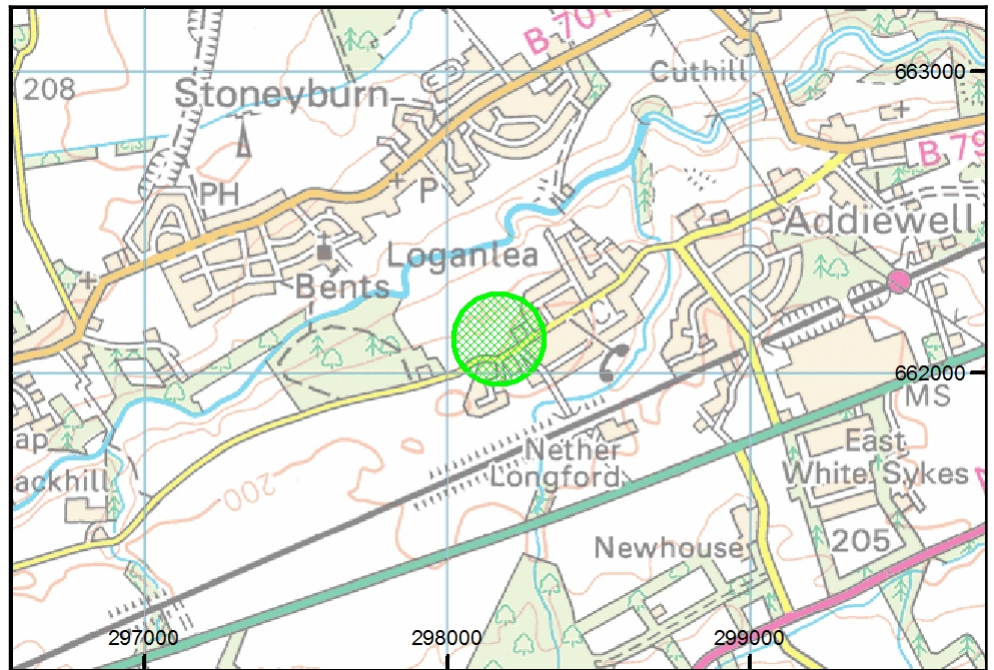
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Location map



Approximate position of property

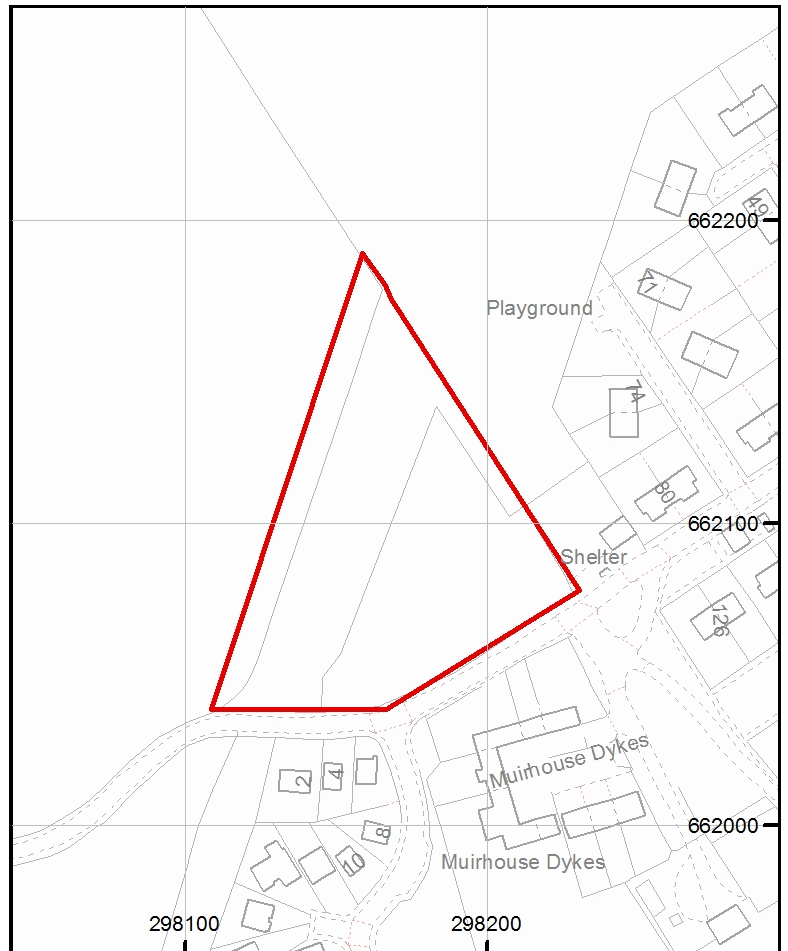


Enquiry boundary

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Key

Approximate position of enquiry boundary shown



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Professional opinion



Contaminated Land

**Low-Moderate:
Acceptable Risk**

page 4



Flood Risk

Low

page 5

Consultant's guidance and recommendations inside.



Ground Stability

Identified

page 5



Radon

Passed



Energy

Identified

page 6



Planning Constraints

Identified

page 8



Transportation

Identified

page 7

A full assessment of transportation is available in our Energy and Transportation report. Contact Groundsure or your search provider for further details.

Site plan



Contaminated land liability

Banking security

Is it likely that the property will represent acceptable banking security from a contaminated land perspective?

Yes

Statutory or 3rd party action

Is there a risk of statutory (e.g. Part 2A EPA 1990) or third party action being taken against the site?

Unlikely

Environmental liability

Is there a risk that the property value may be impacted due to contaminated land liability issues?

Unlikely

Useful contacts

West Lothian Council:
<http://www.westlothian.gov.uk>
customer.service@westlothian.gov.uk
01506 280 000

Scottish Environment Protection Agency (SEPA)
<https://www.sepa.org.uk/contact/contact-us-via-email/>
03000 99 66 99

Overview of findings and recommendations

To save you time when assessing the report, we only provide maps and data tables of features within the search radius that we have identified to be of note. These relate to environmental risks that may have liability implications, affect insurance premiums, property values and/or a lender's willingness to lend.

You can view the fully comprehensive library of information we have searched on **page 51**.



Contaminated Land

None required.



Flood Risk

Groundwater Flooding

A risk of groundwater flooding has been identified at the site. This will be more of an issue for properties with a basement or other section below ground. Further advice on groundwater flooding has been produced by the Environment Agency and the Local Government Association and can be found at

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/297421/flho0911bugi-e-e.pdf



Ground stability

The property is indicated to lie within an area that could be affected by natural ground subsidence, infilled land. You should consider the following:

- carry out a visual inspection of the property looking out for cracks and other signs of ground instability. This inspection should be carried out by a suitably qualified and experienced person
- if signs of instability are evident from the visual inspection, it would be prudent to carry out a Level 3 Building Survey to further clarify the extent to which the property is affected by the identified risk
- contact the relevant Local Authority departments (e.g Planning department, Building Regulations) to ask for records of the property and local area relating to subsidence



- remember that professional advice should be sought before altering the ground in any way at the property, including the planting of trees.

Coal

The property is assessed to lie within a coal mining area as defined by the Coal Authority. Key recommended next steps:

- Groundsure recommends that a Regulated Coal Mining Search is conducted. This can be ordered through Groundsure or your preferred search provider.

Other considerations

These are next steps associated with non-environmental search returns on matters of energy and transport infrastructure, mobile masts, and planning constraints.

Energy

Oil and gas

Oil and Gas extraction, exploration or development has been identified within 10km of the property. Next steps for consideration:

- visit the operator's website for further information
- visit the area in order to more accurately assess the impact this extraction site would have on the property

Wind

Existing or proposed wind installations have been identified within 10km. Next steps for consideration:

- use the details given in the report to find out more about the potential impacts on the property
- contact the operating company and the relevant Local Authority for further information
- visit the area in order to more accurately assess the impact this wind development would have on the property

Solar

Existing or proposed solar installations have been identified within 5km of the property. Next steps for consideration:

- use the details given in the report to find out more about the potential impacts on the property by contacting the operating company and/or Local Authority
- visit the area in order to more accurately assess the impact this solar farm would have on the property

Consultant's assessment



Environmental searches are designed to ensure that significant hazards and risks associated with this property are identified and considered alongside the investment in or purchase of a property.

Please see **page 2** for further advice.



Contaminated Land

The Contaminated Land assessment has been completed by a qualified environmental consultant.

Please see **page 12** for details of the identified issues.

Past Land Use

Waste and Landfill

Current and Recent Industrial

Low-Moderate

Low

Low

Current and proposed land use

Current land use

Groundsure has not been advised by the client (or their advisers) of the current use of the property. Groundsure has therefore made a best judgement based on the available information that the property is likely to be an undeveloped plot of open land.

Proposed land use

Groundsure has assumed that the property will remain in its current use.

Historical land use

On-site

A potentially contaminative historical land use of minor concern has been identified at the study site.

Surrounding area

Potentially contaminative historical land uses of minor concern have been identified in proximity to the study site.

Site setting

Potentially vulnerable receptors have been identified including site users, residents of adjacent dwellings with gardens, the underlying regions underlain by impermeable rocks, generally without groundwater except at shallow depth and highly productive aquifers (not extensive).

Conclusion

Groundsure has not identified a potential contaminant-pathway-receptor relationship that may give rise to significant environmental liability. Please refer to the Contaminated Land assessment methodology contained within this report.

Environmental summary



Flood Risk

Property's overall risk assessment for river, coastal, surface water and groundwater flooding is low.

Further explanation of flood risk assessment can be seen in the Flood information on **page 56**.

River and Coastal Flooding	Negligible
Groundwater Flooding	Moderate
Surface Water Flooding	Negligible
FloodScore™ insurance rating	Very Low



Ground stability

The property is assessed to have potential for natural or non-natural ground subsidence.

Please see **page 23** for details of the identified issues.

Natural Ground Stability	Moderate-High
Non-Natural Ground Stability	Identified



Radon

Local levels of radon are considered normal. Percentage of affected homes in your local area is less than 1%.

Not in a radon affected area



Energy summary



Oil and Gas

Historical, active or planned wells or extraction areas have been identified near the property.

Please see **page 2** for further advice. Additionally, see **page 26** for details of the identified issues.

Oil and Gas Areas
Oil and Gas Wells

Not identified
Identified



Wind and Solar

Our search of existing and planned renewable wind and solar infrastructure has identified results.

Please see **page 2** for further advice. Additionally, see **page 28** for details of the identified issues.

Planned Multiple Wind Turbines

Identified

Planned Single Wind Turbines

Identified

Existing Wind Turbines

Identified

Proposed Solar Farms

Not identified

Existing Solar Farms

Identified



Energy

Our search of major energy transmission or generation infrastructure and nationally significant infrastructure projects has not identified results.

Power stations

Not identified

Energy Infrastructure Projects

Not identified

Not identified



Transportation summary



The property has been identified to lie within the search radius of one or more transportation features detailed below.

If required, full details on these transportation features including a detailed location plan relative to the property are available when you purchase a Groundsure Energy and Transportation Report via your preferred searches provider.

HS2

No results for Phase 1 or Phase 2 of the HS2 project (including the 2016 amendments) have been identified within 5km of the property. However, HS2 routes are still under consultation and exact alignments may change in the future.

Visual assessments are only provided by Groundsure if the property is within 2km of Phase 1 and 2a. Other assessments may be available from HS2.

HS2 Route	Not identified
HS2 Safeguarding	Not identified
HS2 Stations	Not identified
HS2 Depots	Not identified
HS2 Noise	Not assessed
HS2 Visual impact	Not assessed

Crossrail

The property is not within 250 metres of either the Crossrail 1 or Crossrail 2 project.

Crossrail 1 Route	Not identified
Crossrail 1 Stations	Not identified
Crossrail 1 Worksites	Not identified
Crossrail 2 Route	Not identified
Crossrail 2 Stations	Not identified
Crossrail 2 Worksites	Not identified
Crossrail 2 Safeguarding	Not identified
Crossrail 2 Headhouse	Not identified

Other Railways

Our search indicates the property is within 250 metres of railways or railway stations, subway or DLR lines, active railways, historical railways or tunnels.

The Underground assessment includes London Underground, DLR, Tyne and Wear Metro, Merseyrail and Glasgow Subway.

Active Railways and Tunnels	Not identified
Historical Railways and Tunnels	Identified
Railway and Tube Stations	Not identified
Underground	Not identified

Screening

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Grid ref: 298166 662095

Planning summary



Planning constraints

Protected areas have been identified within 250 metres of the property.

Please see **page 49** for details of the identified issues.

Environmental Protected Areas **Identified**

Visual and Cultural Protected Areas **Identified**



Other environmental considerations



The following additional risks or issues are outside the scope of the opinion provided by this report. However, further consideration of these may be appropriate for the subject property.

Asbestos

The Control of Asbestos Regulations 2012 require an Asbestos Management Plan to be maintained for all commercial property constructed prior to 2000 i.e. where asbestos may be contained within the building fabric. Refurbishment or demolition of site structures may require further Refurbishment and Demolition Asbestos Surveys.

Site-specific features

This report has considered additional site specific information, where provided by the client, however it has not included a site inspection. Additional issues may exist at the property that cannot be reasonably identified by a desk based report like this one. Examples might include operational issues such as those linked to oil storage, waste management, materials handling and site drainage. Additional surveys and assessments may be required if these issues are considered to be a concern.

Unexploded ordnance (UXO)

The UK has a history of military activity, including extensive military training sites, bombing during the First World War and sustained strategic bombing during the Second World War. A legacy of this military activity is the incidence of UXO across Britain. Construction increases the risk from UXO. If intrusive works are planned on site, an assessment of the likelihood of UXO risk should be carried out in compliance with the Construction (Design and Management) Regulations 2015.

Environmental insurance

The ownership or possession of land and property is one of the most valuable assets an individual or organisation can have. In cases where we are unable to provide a low risk assessment with regards to contaminated land, environmental insurance should be considered. Environmental insurance can protect against regulatory and third party action, potential losses and additional costs in dealing with contamination. Independent, specialist brokers are able to access the entire environmental insurance market, providing bespoke environmental policies to address risk and transactional issues.

Phase 1 environmental risk assessment

A Phase 1 environmental risk assessment (Contaminated Land) aims to clarify any identified environmental risks further or could support a planning application. It includes a site inspection, regulatory consultation and additional details of site context. Our expert analysis provides a detailed breakdown of each potential exposure pathway and suggested mitigation measures. For further information or to request a quote please e-mail us at projects@groundsure.com. The reports start from £1245+VAT, which includes a discount for current reporting.

Made ground and infilled land

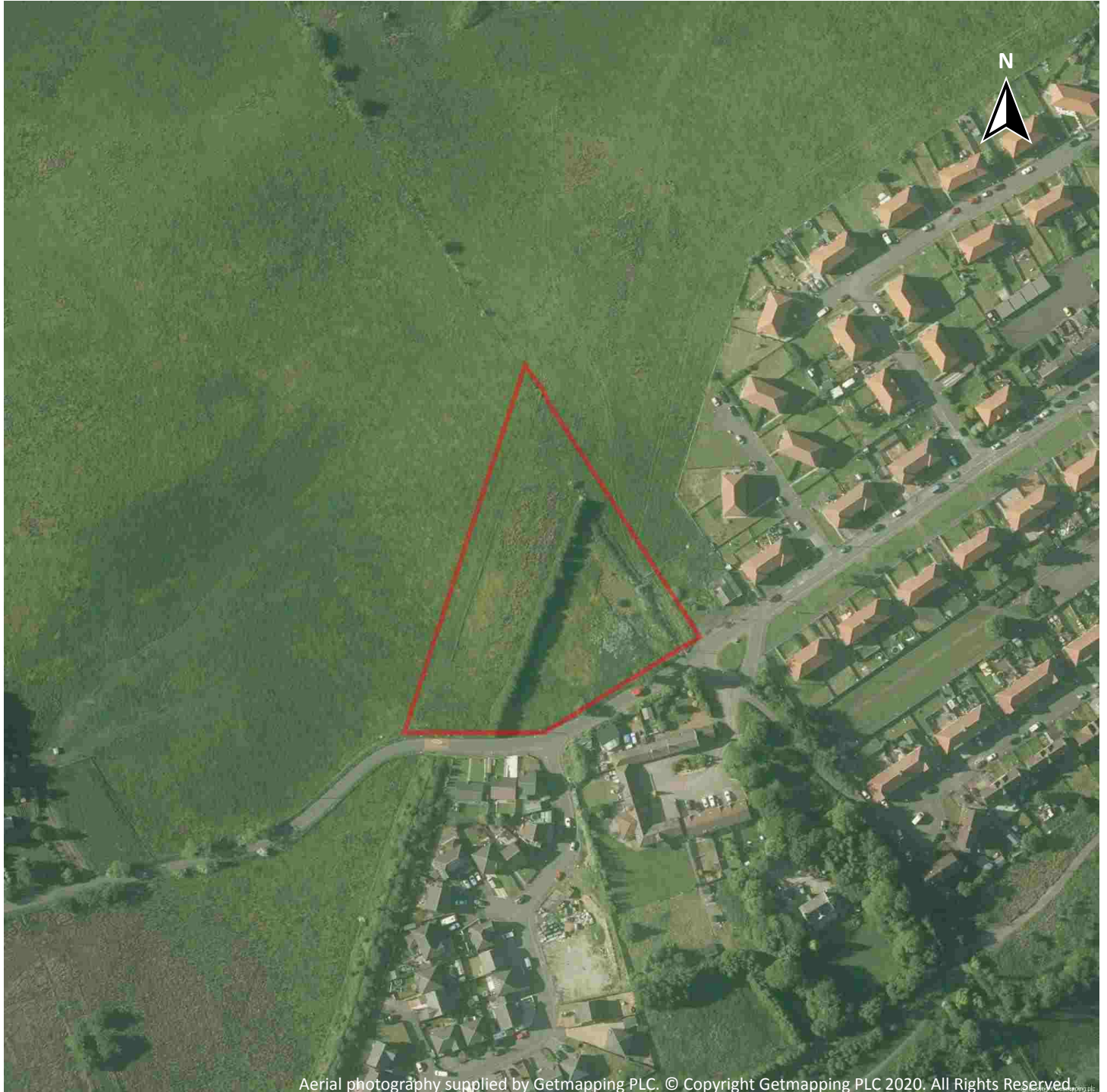
Areas of made ground and infilled land can settle over time and could potentially cause subsidence. If the property is known to be located on made or infilled ground it would be prudent to contact a RICS accredited surveyor and/or geotechnical engineer to clarify any structural/subsidence risks and determine if possible what materials were used during the infilling process.

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Ref: 51002319837001
Your ref: 20/541
Grid ref: 298166 662095

Recent aerial photograph



Capture Date: 06/06/2018

Site Area: 0.93ha

Contaminated Land summary



Past land use	On-Site	0-50m	50-250m
Former industrial land use (1:10,560 and 1:10,000 scale)	7	8	18
Former tanks	0	0	0
Former energy features	0	0	3
Former petrol stations	0	0	0
Former garages	0	0	0
Former military land	0	0	0

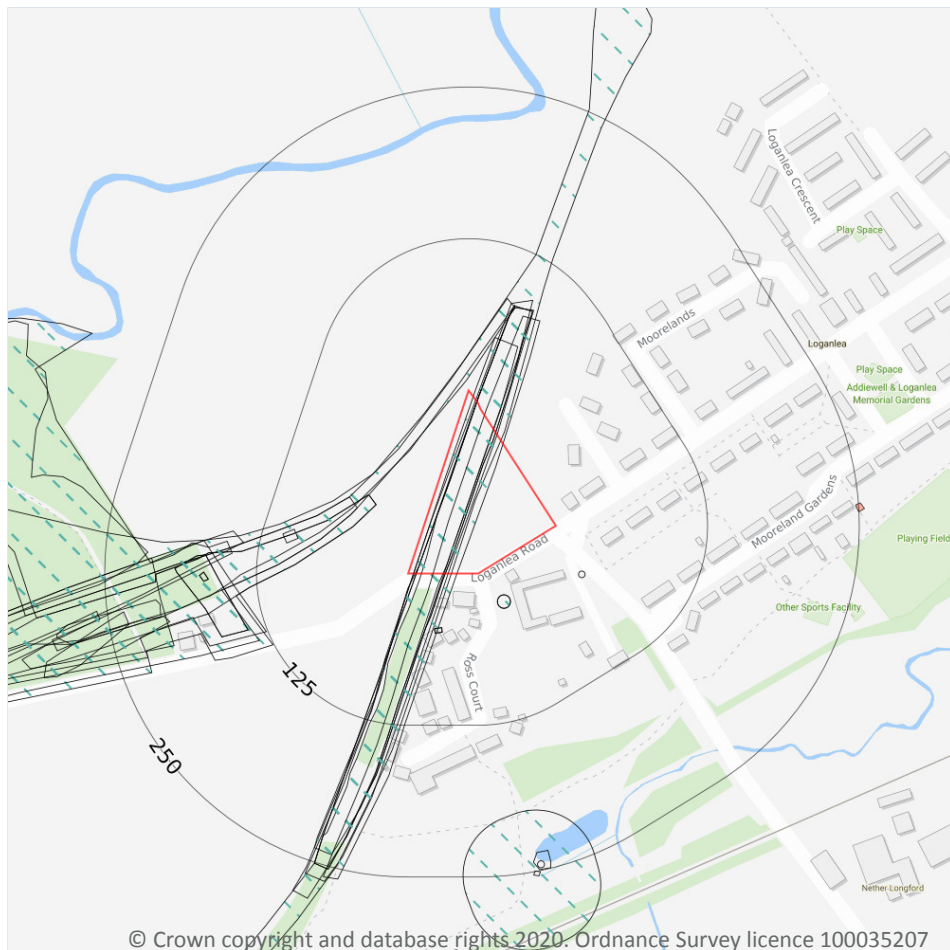
Waste and landfill	On-Site	0-50m	50-250m
Former landfill (from Local Authority and historical mapping records)	0	0	0
Waste site no longer in use	0	0	1
Active or recent landfill	0	0	0
Active or recent landfill	0	0	0
Active or recent waste sites	0	0	0
Active or recent waste sites	0	0	0

Current and recent industrial	On-Site	0-50m	50-250m
Recent industrial land uses	0	0	1
Current or recent petrol stations	0	0	0
Dangerous or explosive sites	0	0	0
Hazardous substance storage/usage	0	0	0
Sites designated as Contaminated Land	0	0	0
Current or recent licensed industrial activities	0	0	0
Local Authority licensed pollutant release	0	0	0

Contaminated Land



Past land use



- Site Outline
- Search buffers in metres (m)
- Former industrial land uses
- Former energy features

Former industrial land use (1:10,560 and 1:10,000 scale)

These historical land uses have been identified from 1:10,560 and 1:10,000 scale Ordnance Survey maps dated from the mid to late 1800s to recent times. They have the potential to have caused ground contamination. Please see the Environmental Summary to find out how these could impact the site.

Please see **page 2** for further advice.

Distance	Direction	Use	Date
0	on site	Cuttings	1893
0	on site	Cuttings	1895
0	on site	Cuttings	1906
0	on site	Cuttings	1922

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Grid ref: 298166 662095

Distance	Direction	Use	Date
0	on site	Mineral Railway Sidings	1955
0	on site	Cuttings	1955
0	on site	Cuttings	1978
7 m	NW	Mineral Railway Sidings	1906
25 m	SE	Thrashing Machine	1852
25 m	SE	Thrashing Machine	1852
43 m	SE	Cistern	1906
43 m	W	Mineral Railway Sidings	1922
43 m	W	Colliery	1922
45 m	S	Unspecified Shaft	1852
45 m	S	Unspecified Shaft	1852
57 m	W	Colliery	1906
95 m	W	Railway Building	1955
126 m	W	Unspecified Mine	1955
138 m	W	Mineral Railway Sidings	1895
140 m	W	Colliery	1852
140 m	W	Colliery	1852
146 m	W	Railway Sidings	1893
165 m	W	Unspecified Shaft	1852
165 m	W	Unspecified Shaft	1852
199 m	S	Unspecified Old Shaft	1955
200 m	W	Unspecified Pit	1922
202 m	W	Colliery	1895
206 m	W	Refuse Heap	1955
215 m	W	Refuse Heaps	1978
234 m	W	Unspecified Heap	1893
235 m	S	Unspecified Heap	1895
242 m	S	Unspecified Old Shaft	1895

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Grid ref: 298166 662095

Distance	Direction	Use	Date
250 m	S	Unspecified Old Shaft	1893

This data is sourced from Ordnance Survey/Groundsure.

Former energy features

Energy features such as substations, transformers or power stations have been identified from high detailed historical Ordnance Survey maps dating from the mid to late 1800s to recent times. Structures like this can sometimes cause soil or groundwater contamination.

Please see **page 2** for further advice.

Distance	Direction	Use	Date
247 m	E	Electricity Substation	1993
247 m	E	Electricity Substation	1996
247 m	E	Electricity Substation	1998

This data is sourced from Ordnance Survey/Groundsure.

Waste and landfill



Site Outline

Search buffers in metres (m)

Waste site no longer in use

Waste site no longer in use

These are records of former waste storage, treatment or transfer sites that have been identified from high detailed historical maps or Local Authority planning records. Depending on the nature of the waste that was handled and stored at these facilities, there may be a risk of ground contamination.

Please see **page 2** for further advice.

Distance	Direction	Details		
195 m	W	Type of Site: Ground Workings and Refuse Heap Site Address: N/A	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon	Details: N/A Date: 1958

This data is sourced from Ordnance Survey/Groundsure/Local Authorities.

Current and recent industrial



- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses

Recent industrial land uses

These records show details of businesses that have recently operated, or are currently operating in the area. Depending on the type of activities taking place, some of these businesses could present a risk of contamination.

Please see **page 2** for further advice.

ID	Distance	Direction	Company / Address	Activity	Category
1	175 m	NE	Electricity Sub Station - West Lothian, EH55	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey.

Superficial hydrogeology



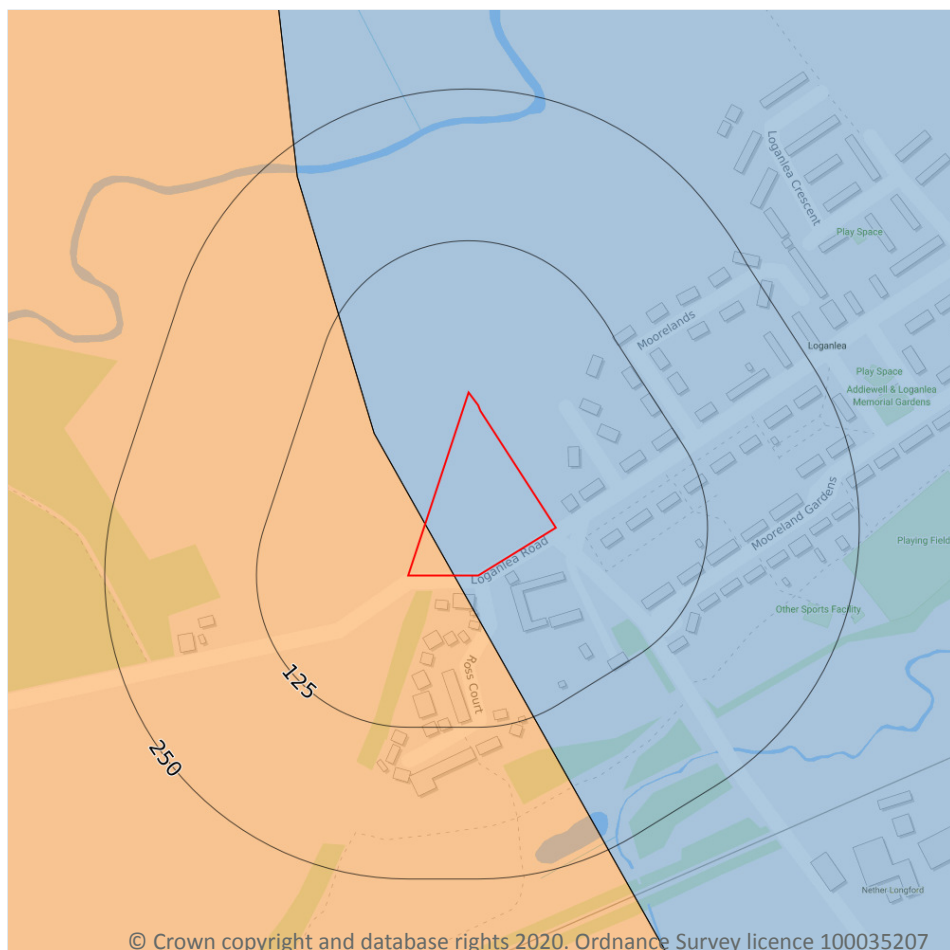
Superficial geology

Superficial deposits are the youngest natural geological deposits formed during the most recent period of geological time. They rest on older deposits or rocks referred to as bedrock. This information comes from the BGS 1:50,000 Digital Geological Map of Great Britain, where available.

Description	BGS LEX Code	Rock Type
TILL, DEVANSIAN	TILLD-DMTN	DIAMICTON

This data is sourced from British Geological Survey.

Bedrock hydrogeology



— Site Outline

Search buffers in metres (m)

- Insignificant groundwater
- In fissures/discontinuities
- Significant groundwater

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Aquifers within bedrock geology

The British Geological Survey have assigned designations or types to the aquifers that exist within bedrock. These designations reflect the importance of aquifers in terms of groundwater as a resource. Aquifers found in bedrock are:

Concealed aquifers / aquifers of limited potential / regions without significant groundwater - Areas where there are impermeable rocks, generally without groundwater except at shallow depth.

Locally important aquifers - Aquifers in which flow is dominantly in fissures and other discontinuities.

Highly productive aquifers - Aquifers in which intergranular flow is significant.

Distance	Direction	Designation
0	on site	Regions underlain by impermeable rocks, generally without groundwater except at shallow depth
0	on site	Highly productive aquifers (not extensive)

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Ref: 51002319837001
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This data is sourced from the British Geological Survey (BGS).

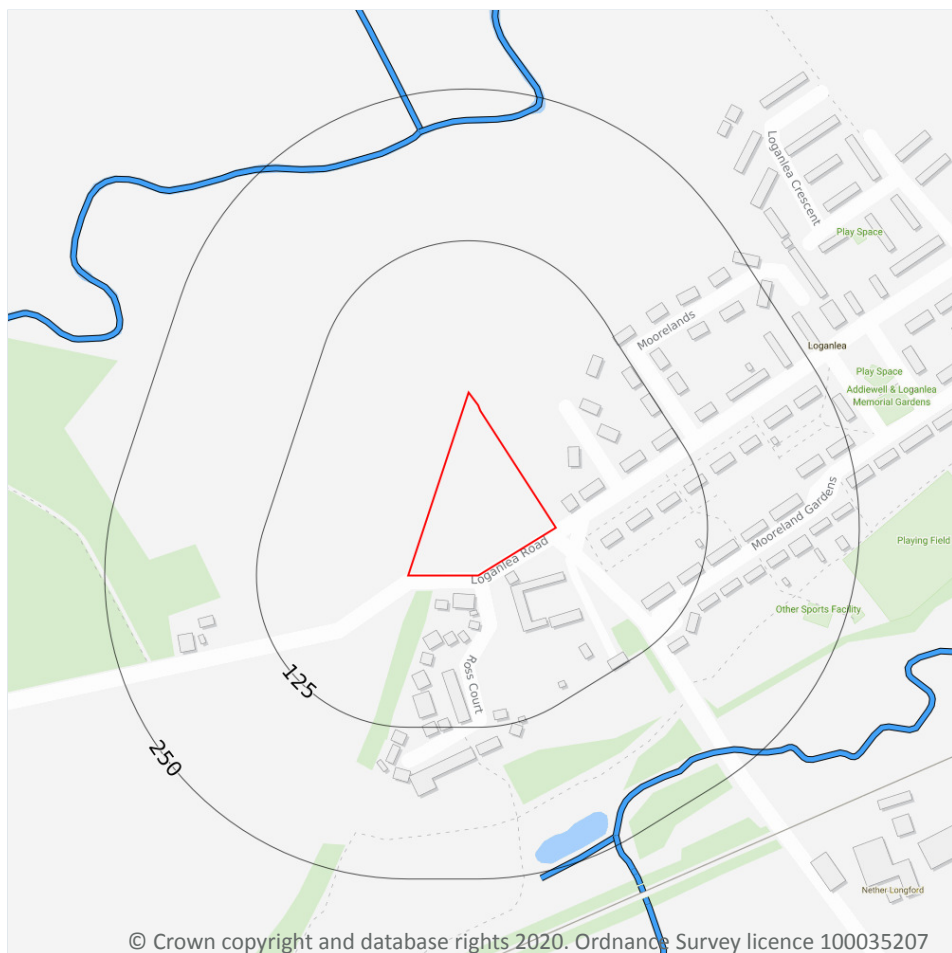
Bedrock geology

Bedrock geology is a term used for the main mass of rocks forming the Earth and is present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water. This information comes from the BGS 1:50,000 Digital Geological Map of Great Britain, where available.

Description	BGS LEX Code	Rock Type
LIMESTONE COAL FORMATION	LSC-CYCC	SEDIMENTARY ROCK CYCLES, CLACKMANNAN GROUP TYPE

This data is sourced from British Geological Survey.

Hydrology



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Water courses from Ordnance Survey

These are water features such as ponds, lakes, rivers and streams that have been identified by Ordnance Survey. These features may be sensitive to contamination.

Distance	Direction	Details
210 m	N	Name: Breich Water Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
218 m	N	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)

Screening

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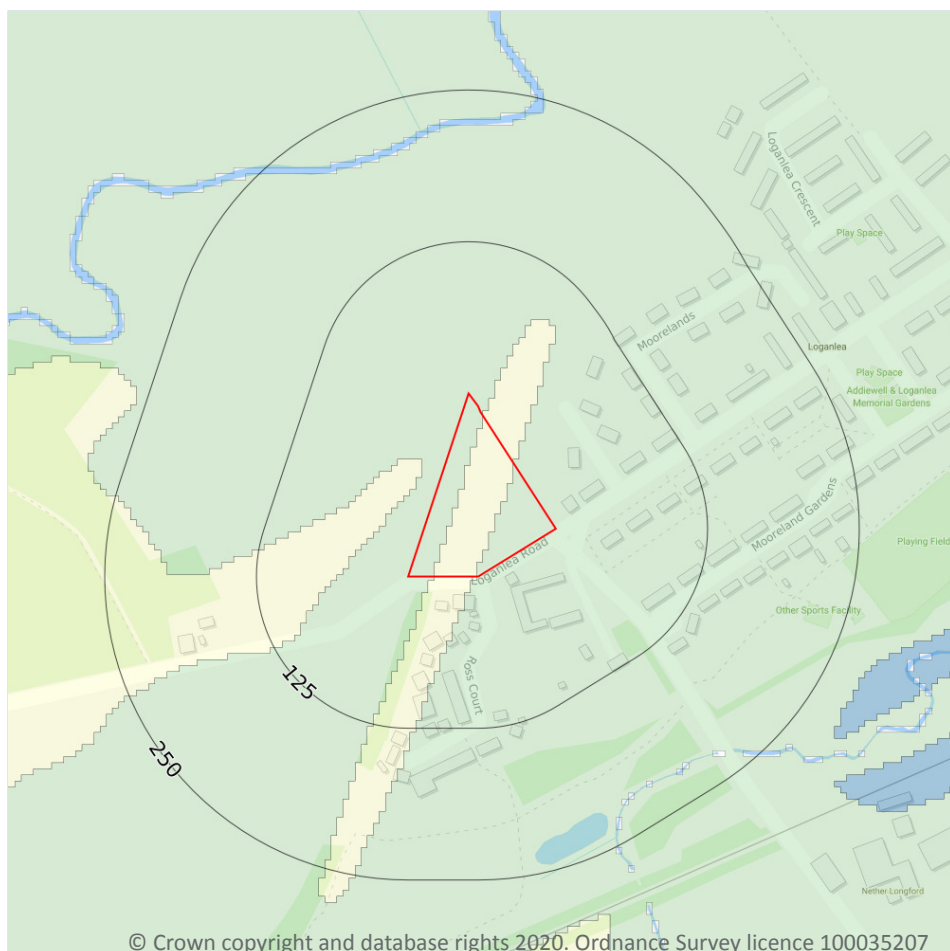
Distance	Direction	Details
218 m	N	Name: Breich Water Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
219 m	SE	Name: Skolie Burn Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
243 m	SE	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
243 m	SE	Name: Skolie Burn Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)

This data is sourced from Ordnance Survey.

Flood Risk



Groundwater flooding



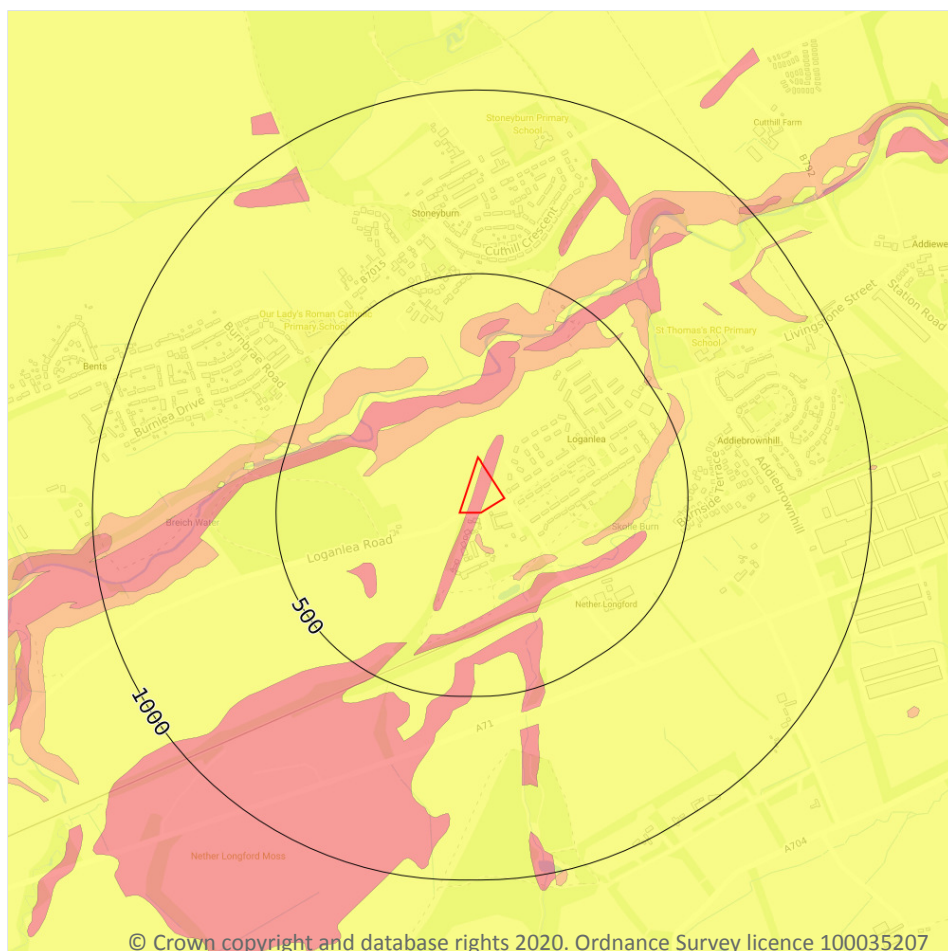
Ambiental data indicates that the property is in an area with a moderate risk of groundwater flooding. Should a 1 in 100-year groundwater flood event occur, groundwater levels may affect basement areas. Properties without basements are not considered to be at risk from this level of groundwater flooding.

Some of the responses contained in this report are based on data and information provided by the Natural Environment Research Council (NERC) or its component body British Geological Survey (BGS). Your use of any information contained in this report which is derived from or based upon such data and information is at your own risk. Neither NERC nor BGS gives any warranty, condition or representation as to the quality, accuracy or completeness of such information and all liability (including for negligence) arising from its use is excluded to the fullest extent permitted by law. Your use of the data/report/assessment constitutes your agreement to bring no claim against NERC or BGS in connection with it.

Ground stability



Natural ground subsidence



- Site Outline
- Search buffers in metres (m)
- Moderate - high
- Low
- Negligible - very low

Natural ground subsidence

The property, or an area within 50m of the property, has a moderate to high potential for natural ground subsidence. This rating is derived from the British Geological Survey's GeoSure database, and is based upon the natural qualities of the geology at the site rather than any historical subsidence claims or events. Additionally, this data does not take into account whether buildings on site have been designed to withstand any degree of subsidence hazard.

Please see **page 2** for further advice.

Surveyors are normally aware of local problem areas in relation to subsidence, however, this data provided by the British Geological Survey (BGS) can highlight areas where a significant potential for natural ground subsidence exists and whether it may need particular consideration. The term "Subsidence" refers to ground movement that could cause damage to foundations in domestic or other properties.

Non-natural ground subsidence



Coal mining

The property is located in an area that may be affected by surface or sub-surface coal mining. Mining may cause ground stability problems such as subsidence, surface collapses, mass movement and landslides, depending on the style of mining used.

Please see **page 2** for further advice.

Infilled land

Maps suggest the property is located on a previous pond, quarry, mine, landfill or other hole in the land. These land cavities are often filled in with various materials and this can cause structural problems, although such events are rare. Groundsure's experts recommend that you check whether your structural surveys have taken this into account.

Please see **page 2** for further advice.

Distance	Direction	Use	Date
0	on site	Cuttings	1922

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Grid ref: 298166 662095

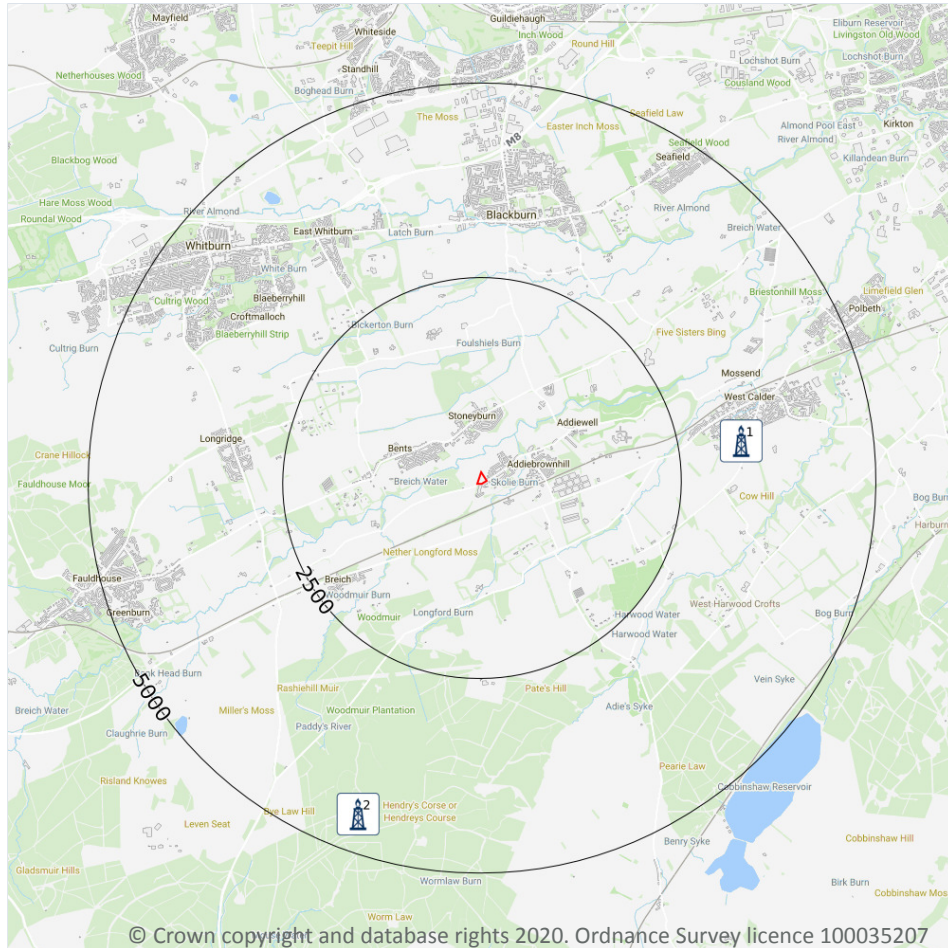
Distance	Direction	Use	Date
0	on site	Cuttings	1893
0	on site	Cuttings	1955
0	on site	Cuttings	1978
0	on site	Cuttings	1895
0	on site	Cuttings	1906

Groundsure's experts systematically analyse historical maps, which can highlight areas that, over time, may have been filled with various materials. The materials used are usually safe, although in some cases contaminative materials may also have been used. Past ground workings have been identified at the site. These workings may be associated with railway cuttings or other ground engineering but may also indicate mining activity. Information is taken from features identified on Ordnance Survey historical maps, which do not indicate the distance or direction that mines extend beneath the surface. For example, features such as mine shafts only indicate the entrance to a mine. From this, we may infer the potential for underground features to extend outward from this point. Some features within this database may also relate to non-mining underground activities e.g. air shafts for underground railways.





Energy



Oil and gas



— Site Outline
Search buffers in metres (m)

-  Oil or gas drilling well
-  Proposed oil or gas drilling well
-  Licensed blocks
-  Potential future exploration areas

Oil and gas wells

Oil or gas drilling well

A well or extraction site for one of the above fuels has been located near the property. The type of extraction site is shown below.

ID	Distance	Direction	Details	
1	3-4 km	E	Site Name: WEST CALDER 1 Operator: HMG Type: Conventional Oil and Gas Intent: Exploration	OGA References: LH/03- 1 Licence Number: - Date of first drilling: 13/06/1919 Date of well completion: 10/09/1919 Licence Expiry: 10/09/1925

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Grid ref: 298166 662095

ID	Distance	Direction	Details	
2	4-5 km	S	Site Name: LEVEN SEAT 1 Operator: KELT Type: Conventional Oil and Gas Intent: Exploration	OGA References: LH/07- 1 Licence Number: EXL103 Date of first drilling: 18/08/1988 Date of well completion: 18/09/1988 Licence Expiry: 18/09/1993

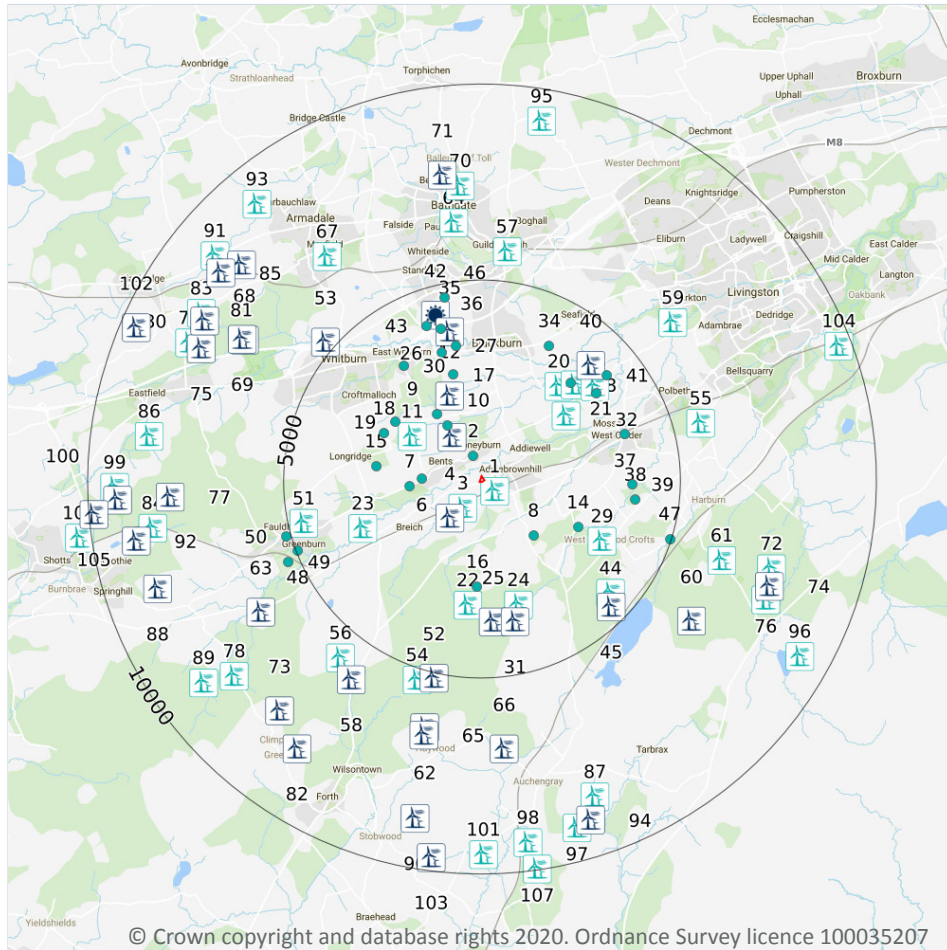
The database used to gather this information shows all existing and historic licensed oil, gas, shale gas and coalbed methane extraction sites, and is supplied by the Oil and Gas Authority (OGA). It shows all wells that fall within, or formerly fell within, a UK Petroleum Exploration and Development Licence (PEDL) or its historical equivalent. These wells may have been licensed in any one of the 14 licensing rounds that have been undertaken by OGA or any of its predecessors. The data within this section of the report shows wells which were licensed as far back as 1910. This dataset is obtained from OGA and Groundsure endeavour to update this on a monthly basis. The presence of a well in this database does not necessarily mean that any active exploration or production is occurring, and property purchasers may wish to check whether the well is noted to have a 'completed by' date within the data, which would indicate that no further activity is likely to take place at the site.

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Grid ref: 298166 662095

Wind and solar



Site Outline

Search buffers in metres (m)

-  Wind farms
-  Proposed wind farms
-  Proposed wind turbines
-  Existing and agreed solar installations
-  Proposed solar installations

Wind

Wind farms

An active wind farm, group of turbines or individual wind turbine has been identified within 10,000m of the property. See below for details of the operating company, number of turbines, project and turbine capacity.

ID	Distance	Direction	Details	
4	809 m	SW	Site Name: Nether Longford (Resubmission), Nether Longford Farm, East of Breich, Scotland Operator Developer: Constantine Wind Energy Ltd Status of Project: Operational	Type of project: Onshore Number of Turbines: 2 Turbine Capacity: 0.1MW Total project capacity: 0.2 Approximate Grid Reference: 297693, 661345

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Ref: 51002319837001
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Grid ref: 298166 662095

ID	Distance	Direction	Details	
5	1-2 km	NW	Site Name: Midseat Farm, East Whitburn, Scotland, EH47 8AA Operator Developer: Fine Energy Status of Project: Consented	Type of project: Onshore Number of Turbines: 2 Turbine Capacity: 0.085MW Total project capacity: 0.17 Approximate Grid Reference: 297406, 663176
12	2-3 km	N	Site Name: Mosshall Farm, Moss Hall Farm, Blackburn, Scotland, EH47 7DB Operator Developer: VG Energy Ltd Status of Project: Operational	Type of project: Onshore Number of Turbines: 1 Turbine Capacity: 0.5MW Total project capacity: 0.5 Approximate Grid Reference: 297344, 664229
25	3-4 km	S	Site Name: Longhill Burn, Woodmuir Plantation, West Calder, 2.5km to the south east of Breich, Scotland Operator Developer: Energiekontor UK Ltd Status of Project: Consented	Type of project: Onshore Number of Turbines: 8 Turbine Capacity: 4.5MW Total project capacity: 36.3 Approximate Grid Reference: 298189, 658735
31	3-4 km	S	Site Name: Pates Hill, Harburn, West Calder, Scotland, EH55 8LB Operator Developer: AES Corporation Status of Project: Operational	Type of project: Onshore Number of Turbines: 7 Turbine Capacity: 2MW Total project capacity: 14 Approximate Grid Reference: 299338, 658708
35	3-4 km	N	Site Name: Swineabbey Farm, Blackburn, Scotland, EH47 7RH Operator Developer: Intelligent Land Investments Status of Project: Consented	Type of project: Onshore Number of Turbines: 1 Turbine Capacity: 0.225MW Total project capacity: 0.225 Approximate Grid Reference: 297348, 665869
40	3-4 km	NE	Site Name: Mid Breich Farm, West Calder, Scotland Operator Developer: Landowner or private owner Status of Project: Operational	Type of project: Onshore Number of Turbines: 2 Turbine Capacity: 0.1MW Total project capacity: 0.2 Approximate Grid Reference: 300945, 665011
45	4-5 km	SE	Site Name: Pearie Law, West Calder, Scotland Operator Developer: EDF Renewables Status of Project: Operational	Type of project: Onshore Number of Turbines: 6 Turbine Capacity: 3.2MW Total project capacity: 19.2 Approximate Grid Reference: 301456, 659185

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Ref: 51002319837001
Your ref: 20/541
Grid ref: 298166 662095

ID	Distance	Direction	Details	
52	5-6 km	S	Site Name: Heathland, Forth, Scotland Operator Developer: EDF Renewables Status of Project: Consented	Type of project: Onshore Number of Turbines: 17 Turbine Capacity: 4MW Total project capacity: 68 Approximate Grid Reference: 296947, 657032
53	5-6 km	NW	Site Name: Tippethill Farm, Whitburn, Scotland, EH48 3BG Operator Developer: Landowner or private owner Status of Project: Operational	Type of project: Onshore Number of Turbines: 1 Turbine Capacity: 0.5MW Total project capacity: 0.5 Approximate Grid Reference: 294177, 665605
58	5-6 km	SW	Site Name: Tormywheel Extension, Tormywheel, Levenseat, Fauldhouse, Scotland Operator Developer: Muirhall Energy Ltd Status of Project: Consented	Type of project: Onshore Number of Turbines: 2 Turbine Capacity: 2.5MW Total project capacity: 5 Approximate Grid Reference: 294463, 657340
60	6-7 km	SE	Site Name: Harburnhead, Nr Cobbinshaw Reservoir, Scotland Operator Developer: Enel Viento Status of Project: Operational	Type of project: Onshore Number of Turbines: 22 Turbine Capacity: 2.35MW Total project capacity: 51.7 Approximate Grid Reference: 303513, 658490
62	6-7 km	S	Site Name: Upper Haywood Farm Turbine 2, Tashieburn Road, Forth, Scotland, ML11 8ES Operator Developer: Landowner or private owner Status of Project: Consented	Type of project: Onshore Number of Turbines: 1 Turbine Capacity: 0.5MW Total project capacity: 0.5 Approximate Grid Reference: 296708, 655770
63	6-7 km	SW	Site Name: Muldron Farm, Fauldhouse, Scotland, EH47 9AF Operator Developer: Burcote Wind Ltd Status of Project: Operational	Type of project: Onshore Number of Turbines: 1 Turbine Capacity: 0.5MW Total project capacity: 0.5 Approximate Grid Reference: 292528, 658717
65	6-7 km	S	Site Name: Upper Haywood Farm, Upper Haywood, Forth, Scotland Operator Developer: Intelligent Land Investments Status of Project: Operational	Type of project: Onshore Number of Turbines: 1 Turbine Capacity: 0.5MW Total project capacity: 0.5 Approximate Grid Reference: 296340, 655686

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Ref: 51002319837001
Your ref: 20/541
Grid ref: 298166 662095

ID	Distance	Direction	Details	
66	6-7 km	S	Site Name: Burnfoot Poultry Farm, Forth, Scotland Operator Developer: York Green Renewables Ltd Status of Project: Consented	Type of project: Onshore Number of Turbines: 1 Turbine Capacity: 0.5MW Total project capacity: 0.5 Approximate Grid Reference: 298734, 655227
68	6-7 km	NW	Site Name: Southrigg Farm Turbine 2, Armadale, Scotland, EH48 3AW Operator Developer: Yoogen 1 LLP Status of Project: Consented	Type of project: Onshore Number of Turbines: 1 Turbine Capacity: 4.2MW Total project capacity: 4.2 Approximate Grid Reference: 292109, 665656
69	7-8 km	NW	Site Name: Southrigg Farm, Armadale, Scotland Operator Developer: Muirhall Energy Ltd Status of Project: Operational	Type of project: Onshore Number of Turbines: 1 Turbine Capacity: 1.5MW Total project capacity: 1.5 Approximate Grid Reference: 291880, 665538
71	7-8 km	N	Site Name: Bathgate Sports Centre, Torphichen Road, Balbardie, Bathgate, Scotland, EH48 4LA Operator Developer: - Status of Project: Operational	Type of project: Onshore Number of Turbines: 2 Turbine Capacity: 0.05MW Total project capacity: 0.1 Approximate Grid Reference: 297472, 669639
73	7-8 km	SW	Site Name: Climpy, Climpy Road, Climpy, Scotland Operator Developer: Muirhall Energy Ltd Status of Project: Operational	Type of project: Onshore Number of Turbines: 1 Turbine Capacity: 0.5MW Total project capacity: 0.5 Approximate Grid Reference: 293006, 656200
74	7-8 km	E	Site Name: Camilty, Harburn, Scotland Operator Developer: Partnerships for Renewables Development Company Ltd Status of Project: Consented	Type of project: Onshore Number of Turbines: 6 Turbine Capacity: 3.4MW Total project capacity: 20.4 Approximate Grid Reference: 305500, 659374
75	7-8 km	NW	Site Name: Torrance Extension, Westcraigs Road, Harthill, Shotts, Scotland Operator Developer: Community Owned Project Status of Project: Operational	Type of project: Onshore Number of Turbines: 2 Turbine Capacity: 2.35MW Total project capacity: 5.7 Approximate Grid Reference: 291008, 665436

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Your ref: 20/541
Grid ref: 298166 662095

ID	Distance	Direction	Details	
77	7-8 km	W	Site Name: West Benhar (Community Share), North of Rimmon Cottage, Benhard Road, Shotts, Scotland, ML7 5TF Operator Developer: Partnerships for Renewables Development Company Ltd Status of Project: Consented	Type of project: Onshore Number of Turbines: 8 Turbine Capacity: 3.2MW Total project capacity: 25.6 Approximate Grid Reference: 290216, 661652
80	8-9 km	NW	Site Name: Torrance Farm Community Wind Energy Project, Blairmuckhill Road, Harthill, Shotts, Scotland, EH48 3AW Operator Developer: Community Owned Project Status of Project: Operational	Type of project: Onshore Number of Turbines: 3 Turbine Capacity: 3MW Total project capacity: 9 Approximate Grid Reference: 291095, 666145
81	8-9 km	NW	Site Name: Cowdenhead, Standhill Farm, Armadale, Scotland, EH48 3AD Operator Developer: Whiterock Energy UK Ltd Status of Project: Operational	Type of project: Onshore Number of Turbines: 2 Turbine Capacity: 0.5MW Total project capacity: 1.35 Approximate Grid Reference: 292035, 667575
82	8-9 km	SW	Site Name: Greenwall, Greenwall Forth, Scotland Operator Developer: Muirhall Energy Ltd Status of Project: Operational	Type of project: Onshore Number of Turbines: 1 Turbine Capacity: 0.5MW Total project capacity: 0.5 Approximate Grid Reference: 293452, 655230
85	8-9 km	NW	Site Name: Sibbald Training Centre, Shona's Way, Blackridge, Scotland, EH48 3BN Operator Developer: Landowner or private owner Status of Project: Operational	Type of project: Onshore Number of Turbines: 1 Turbine Capacity: 0.1MW Total project capacity: 0.1 Approximate Grid Reference: 291508, 667372
88	8-9 km	W	Site Name: Springhill Moss, Leadoch Road, Shotts, Scotland, EH47 9AF Operator Developer: Green Dimension Ltd Status of Project: Consented	Type of project: Onshore Number of Turbines: 1 Turbine Capacity: 0.05MW Total project capacity: 0.05 Approximate Grid Reference: 289895, 659309
90	8-9 km	S	Site Name: Stobwood Farm, Stobwood Dyke Road, Forth, Scotland Operator Developer: Willow Energy Ltd Status of Project: Under construction	Type of project: Onshore Number of Turbines: 1 Turbine Capacity: 0.25MW Total project capacity: 0.25 Approximate Grid Reference: 296461, 653456

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Ref: 51002319837001
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Grid ref: 298166 662095

ID	Distance	Direction	Details	
92	8-9 km	W	Site Name: Stanebent Farm, Torbothie Road, Stane, Shotts, Scotland, ML7 5BW Operator Developer: Intelligent Land Investments Status of Project: Consented	Type of project: Onshore Number of Turbines: 1 Turbine Capacity: 0.5MW Total project capacity: 0.5 Approximate Grid Reference: 289352, 660529
94	9-10 km	S	Site Name: Muirhall (Resubmission), Stallashaw Moss, Auchengray, Scotland Operator Developer: Lomond Energy Status of Project: Operational	Type of project: Onshore Number of Turbines: 6 Turbine Capacity: 2.05MW Total project capacity: 12.3 Approximate Grid Reference: 300941, 653413
100	9-10 km	W	Site Name: Brownhill Farm, West Benhar Road, Eastfield, Harthill, Shotts, Scotland, ML7 5TG Operator Developer: Wind Estate (UK) Ltd Status of Project: Consented	Type of project: Onshore Number of Turbines: 2 Turbine Capacity: 4.8MW Total project capacity: 8.4 Approximate Grid Reference: 288685, 661691
102	9-10 km	NW	Site Name: Hill of Harthill Farm (Resubmission), Blairmuckhill Road, Harthill, Scotland, ML7 5TS Operator Developer: Fine Energy Status of Project: Operational	Type of project: Onshore Number of Turbines: 1 Turbine Capacity: 0.1MW Total project capacity: 0.1 Approximate Grid Reference: 289352, 665973
103	9-10 km	S	Site Name: Sidewood Farm, Blackhill Road, Forth, Scotland, ML11 8ET Operator Developer: 3R Energy Solutions Status of Project: Operational	Type of project: Onshore Number of Turbines: 1 Turbine Capacity: 0.1MW Total project capacity: 0.1 Approximate Grid Reference: 296873, 652457
105	9-10 km	W	Site Name: Rimmon Cottage, Benhar Road, Shotts, Scotland, ML7 5BJ Operator Developer: Dawn Energy LLP Status of Project: Operational	Type of project: Onshore Number of Turbines: 1 Turbine Capacity: 0.5MW Total project capacity: 0.5 Approximate Grid Reference: 288272, 661206

This data is sourced from the UK Wind Energy Database supplied by Renewable UK. Groundsure recommends further independent research with Renewable UK of any sites of interest to determine exact locations and details of the projects.

Proposed wind farms

A wind farm or group of turbines or individual wind turbine has been proposed within 10,000m of the property. See below for details of the operating company, number of turbines, project and turbine capacity.

Please note some planning applications identified as having been refused, may have subsequently been granted on appeal without appearing as such within this report. Additionally, please be aware that as the identified records are taken from a planning record archive, the proposals identified may have already been undertaken.

ID	Distance	Direction	Details	
1	384 m	SE	Site Name: Nether Longford, Breich, West Lothian, West Calder, Lothian, EH55 8HJ Planning Application Reference: 0265/FUL/13 Type of Project: 2 Wind Turbine	Application Date: 2013-03-25 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises installation of 2 47m high (to blade tip) wind turbines (grid ref. 297676 661368) Approximate Grid Reference: 298494, 661799
3	796 m	SW	Site Name: Nether Longford Farm, East of Breich, West Lothian, West Calder, Lothian, EH55 8 Planning Application Reference: 0786/FUL/13 Type of Project: 2 Wind Turbines	Application Date: 2013-12-03 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of two 42 m high (to blade tip) wind turbines. Approximate Grid Reference: 297679, 661369
11	2-3 km	NW	Site Name: Midseat Farm, East Whitburn, West Lothian, Bathgate, Lothian, EH47 8AA Planning Application Reference: 0368/FUL/13 Type of Project: 2 Wind Turbines	Application Date: 2013-06-06 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of 2 no. 34.6 m high (to blade tip) wind turbines. Approximate Grid Reference: 296390, 663196
13	2-3 km	NE	Site Name: Freeport, Westwood, West Calder, Lothian, EH55 8QB Planning Application Reference: 0674/FUL/12 Type of Project: 2 Wind Turbines	Application Date: 2012-10-08 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises construction of 2 wind turbines (48.6m high to blade tip). Approximate Grid Reference: 300313, 663723
20	3-4 km	NE	Site Name: Mid Breich Farm C13, Wester Breich, West Lothian, West Calder, Lothian, EH55 8PL Planning Application Reference: 0084/FUL/14 Type of Project: 2 Wind Turbines	Application Date: 2014-02-10 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of 2 34.4 m high (to blade tip) wind turbines with associated works and access. Approximate Grid Reference: 300128, 664475

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Grid ref: 298166 662095

ID	Distance	Direction	Details	
22	3-4 km	S	Site Name: Longhill Burn (west of Pates H, EH55 Planning Application Reference: 0359/FUL/19 Type of Project: 11 Wind Turbines	Application Date: 2019-05-17 Planning Stage: Detail Plans Granted Project Details: Scheme comprises formation of a wind farm consisting of 8 turbines with maximum height to blade tip of 180 meters and maximum generating capacity of 36 megawatts with associated infrastructure (eia development). Approximate Grid Reference: 298062, 658993
23	3-4 km	W	Site Name: Tormywheel Wind Farm, Fauldhouse, West Lothian, Bathgate, Lothian, EH47 9AB Planning Application Reference: 0042/05 Type of Project: Wind Turbines	Application Date: 2005-02-01 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises construction of 15, 102m high wind turbines, producing about 40MW of renewable electricity. Together with internal access roads and ancillary infrastructure. Approximate Grid Reference: 295129, 660852
24	3-4 km	S	Site Name: West Lothian, West Calder, Lothian, EH55 Planning Application Reference: 0653/FUL/07 Type of Project: Wind Farm (Balance of Plant)	Application Date: 2007-06-28 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises balance of plant contract for construction of a windfarm. Includes 7 wind turbines of 2MW each with masts 64m high and the rotor blades 38m long, giving an overall height to rotor tip Approximate Grid Reference: 299100, 658900
28	3-4 km	NE	Site Name: Mid Breich Farm, West Calder, Lothian, EH55 8PL Planning Application Reference: 0123/FUL/13 Type of Project: 2 Wind Turbines	Application Date: 2013-02-27 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises construction of 2, 46.3 m high (to blade tip) wind turbines with associated works (grid ref. 300918 665046). Approximate Grid Reference: 300540, 664515
29	3-4 km	SE	Site Name: EH55 8LT Planning Application Reference: - Type of Project: Wind Farm (Civil Engineering Works)	Application Date: - Planning Stage: Planning Not Required Project Details: Scheme comprises civil engineering works to the Pearie Law Wind Farm. Approximate Grid Reference: 301230, 660527

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Ref: 51002319837001
Your ref: 20/541
Grid ref: 298166 662095

ID	Distance	Direction	Details	
33	3-4 km	NE	Site Name: Land At Freeport, Westwood, West Calder, Lothian, EH55 8PN Planning Application Reference: 0170/FUL/13 Type of Project: 2 Wind Turbines	Application Date: 2013-03-19 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises installation of two 48.6 m high (to blade tip) wind turbines (grid ref. 299602 663959) Approximate Grid Reference: 301080, 664297
44	4-5 km	SE	Site Name: Pearie Law, West Calder, EH55 Planning Application Reference: 0267/FUL/12 Type of Project: 6 Wind Turbines	Application Date: 2012-04-17 Planning Stage: Detail Plans Granted Project Details: Scheme comprises installation of 6 (2mw) wind turbines (125m high to blade tip), with associated infrastructure including access tracks, hard standing areas, control building, borrow pits, cabling, transformers and a temporary compound to house a site office and welfare facilities. Approximate Grid Reference: 301447, 659199
51	4-5 km	W	Site Name: Starryshaw Farm Blackfaulds Drive, Fauldhouse, Bathgate, Lothian, EH47 9 Planning Application Reference: 0666/PAC/12 Type of Project: 8 Wind Turbines	Application Date: 2012-10-03 Planning Stage: Early Planning Detailed Plans Submitted Project Details: Scheme comprises construction of eight 125 m high (to blade tip) wind turbines. Approximate Grid Reference: 293336, 660651
54	5-6 km	S	Site Name: Heathland Wind Farm Near, A706 From Forth To Northern, Forth, ML11 8AA Planning Application Reference: P/19/1855 Type of Project: 14 Wind Turbines	Application Date: 2019-12-17 Planning Stage: Pre-Planning Project Details: Scheme comprises scoping opinion request for proposed section 36 application for 14 units 180 meters (to tip height) wind turbines. This project also includes associated infrastructure works and access roads. Approximate Grid Reference: 296516, 656987
55	5-6 km	E	Site Name: Pateshill Wind Farm, Harburn, West Lothian, West Calder, Lothian, EH55 8RD Planning Application Reference: 0466/FUL/13 Type of Project: 2 Wind Turbines	Application Date: 2013-07-11 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises installation of 2 wind turbines. Approximate Grid Reference: 303748, 663535

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Ref: 51002319837001
Your ref: 20/541
Grid ref: 298166 662095

ID	Distance	Direction	Details	
56	5-6 km	SW	Site Name: Tormywheel Wind Farm, Levenseat, Forth, Lanark, ML11 8EP Planning Application Reference: LIVE/0226/FUL/17 Type of Project: 2 Wind Turbines	Application Date: 2017-03-30 Planning Stage: Detail Plans Granted Project Details: Scheme comprises construction of 2 turbines up to 126.5m (to blade tip) and a 64.5m anemometry mast external transformer enclosures if required, and a containerised battery storage facility with capacity of up to 2 Megawattswith associated works. The associated works include sewer systems, landscaping, infrastructure, enabling and access roads. Approximate Grid Reference: 294558, 657551
57	5-6 km	N	Site Name: Tesco Stores Ltd 4 Blackburn Road, Bathgate, Lothian, EH48 2ES Planning Application Reference: 0051/FUL/09 Type of Project: 2 Wind Turbines	Application Date: 2009-02-04 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises siting of two 10.6m high micro wind turbines with associated works. Approximate Grid Reference: 298815, 667913
59	6-7 km	NE	Site Name: J & J Medical Ltd, Simpson Parkway, Kirkton Campus, West Lothian, Livingston, Lothian, EH54 7 Planning Application Reference: 0145/05 Type of Project: 2 Wind Turbines	Application Date: 2005-03-02 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises proposed construction of two roof mounted wind turbines. Approximate Grid Reference: 303036, 666102
61	6-7 km	E	Site Name: Harburnhead, West Calder, Lothian, EH55 8RL Planning Application Reference: 0834/EXC/11 Type of Project: 22 Wind Turbines	Application Date: 2011-12-20 Planning Stage: Early Planning Detailed Plans Submitted Project Details: Scheme comprises formation of a wind farm consisting of 22 turbines (126 m to blade tip) with associated infrastructure (grid ref. 303707 659082). Approximate Grid Reference: 304286, 660035
64	6-7 km	N	Site Name: Railway Station Whitburn Road, Bathgate, Lothian, EH48 1HH Planning Application Reference: 0031/FUL/13 Type of Project: 2 Wind Turbines	Application Date: 2013-01-15 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of 2, 15m high (to blade tip) wind turbines (grid ref. 297810 668214). Approximate Grid Reference: 297449, 668649

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Grid ref: 298166 662095

ID	Distance	Direction	Details	
67	6-7 km	NW	Site Name: Fabrication Yard Lower Bathville, Armadale, Bathgate, Lothian, EH48 2JS Planning Application Reference: 1163/FUL/08 Type of Project: 2 Wind Turbines	Application Date: 2008-12-15 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises construction of 2 wind turbines (15m to hub with 9m blade diameter). Approximate Grid Reference: 294221, 667787
70	7-8 km	N	Site Name: Bathgate Sports Centre, Torphichen Road, (East Gate), West Lothian, Bathgate, Lothian, EH48 4LA Planning Application Reference: 1090/FUL/07 Type of Project: 2 Wind Turbines	Application Date: 2007-11-20 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of 2 wind turbines. Approximate Grid Reference: 297612, 669589
72	7-8 km	E	Site Name: Camilty Plantation, Harburn, West Lothian, West Calder, EH55 8RP Planning Application Reference: 0731/PAC/20 Type of Project: 6 Wind Turbines	Application Date: 2020-09-04 Planning Stage: - Project Details: Scheme comprises proposal of application notice for a wind farm consisting of approximately 6 wind turbines. Approximate Grid Reference: 305552, 659824
76	7-8 km	E	Site Name: Land At Camilty Plantation, Harburn, West Calder, EH55 8RH Planning Application Reference: 0219/FUL/13 Type of Project: 6 Wind Turbines	Application Date: 2013-04-09 Planning Stage: Detail Plans Refused Project Details: Scheme comprises construction of 6 132m high (to blade tip) wind turbines and ancillary workss. Approximate Grid Reference: 305615, 659320
78	7-8 km	SW	Site Name: Blacklaw Windfarm, Nr. Fauldhouse, Bathgate, Lothian, EH47 9A Planning Application Reference: 0305/EXC/11 Type of Project: Wind Farm	Application Date: 2011-05-16 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises extension to windfarm (Phase 2) (grid ref. 291847 657084). Approximate Grid Reference: 291847, 657084
79	7-8 km	NW	Site Name: Netherton Farm, Harthill, Shotts, Strathclyde, ML7 5TT Planning Application Reference: 12/00284/FUL Type of Project: 4 Wind Turbines	Application Date: 2012-03-13 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of 4 wind turbines (74.5m to hub and 125m to tip) including ancillary transformers, crane hardstandings, new and upgraded access tracks, two substations, control buildings and underground cabling and one 75 m meteorological Approximate Grid Reference: 290786, 665277

Screening

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Ref: 51002319837001
Your ref: 20/541
Grid ref: 298166 662095

ID	Distance	Direction	Details	
83	8-9 km	NW	Site Name: Torrance Farm Blairmuckhill Road, Harthill, Bathgate, Lothian, EH48 3AW Planning Application Reference: 10/00973/FUL Type of Project: 3 Wind Turbines	Application Date: 2010-09-07 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of three 125m wind turbines & ancillary infrastructure including foundations, external transformers, control kiosks, new access tracks, temporary construction compound and underground cabling. Approximate Grid Reference: 290908, 666200
84	8-9 km	W	Site Name: Starrishaw Farm Land North Of, Torbothie Road, North Lanarkshire, Shotts, Strathclyde, ML7 5BW Planning Application Reference: 13/00669/FUL Type of Project: 4 Wind Turbines	Application Date: 2013-03-22 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises construction of wind farm comprising of 4 wind turbines (maximum 125 metres to blade tip) and associated infrastructure including crane hardstandings, control building, underground ca Approximate Grid Reference: 289772, 660859
86	8-9 km	W	Site Name: Land south of, West Benhar Road, Harthill, North Lanarkshire, Shotts, Strathclyde, ML7 5TG Planning Application Reference: 13/00501/FUL Type of Project: 5 Wind Turbines	Application Date: 2013-03-29 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises construction of wind farm comprising of 5 wind turbines (maximum 125 metres to blade tip) and associated infrastructure including permanent meteorological mast, crane hardstandings, c Approximate Grid Reference: 289680, 663200
87	8-9 km	S	Site Name: Tarbrax, Auchengray, ML11 8 Planning Application Reference: P/20/0406 Type of Project: 6 Wind Turbines	Application Date: 2020-03-30 Planning Stage: Detail Plans Granted Project Details: Scheme comprises construction of 6 wind turbines, access tracks and ancillary infrastructure (section 42 application to amend condition 2 of cl/08/0613 to extend time period from 16.01.2034 to 28.03.2041). Approximate Grid Reference: 301050, 654006
89	8-9 km	SW	Site Name: Black Law Windfarm, North Lanarkshire, Shotts, Strathclyde, ML7 Planning Application Reference: S/08/00101/FUL Type of Project: 23 Wind Turbines (Extension)	Application Date: 2008-01-28 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises extension to Black Law Windfarm of 23 wind turbines. To provide 69MW of electricity. Approximate Grid Reference: 291069, 656913

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Ref: 51002319837001
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Grid ref: 298166 662095

ID	Distance	Direction	Details	
91	8-9 km	NW	Site Name: Standhill Farm, Cowdenhead, Bathgate, Lothian, EH48 3AD Planning Application Reference: 0146/FUL/13 Type of Project: 2 Wind Turbines	Application Date: 2013-03-05 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises construction of 2, 84m high (to blade tip) wind turbines with ancillary infrastructure (grid ref. 292045 667600). Approximate Grid Reference: 291359, 667808
93	8-9 km	NW	Site Name: Woodend Farm, Armadale, Bathgate, Lothian, EH48 3AP Planning Application Reference: 0196/FUL/09 Type of Project: 2 Wind Turbines	Application Date: 2009-03-31 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises siting of 2 wind turbines (70m to hub and 110m to blade tip) and a 70m high anemometry mast with associated works. Approximate Grid Reference: 292430, 669123
95	9-10 km	N	Site Name: Land At, Knock Farm, West Lothian, Bathgate, Lothian, EH48 4NP Planning Application Reference: 0599/FUL/13 Type of Project: 2 Wind Turbines	Application Date: 2013-09-05 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises installation of 2 74m high (to blade tip) wind turbines. Approximate Grid Reference: 299692, 671240
96	9-10 km	SE	Site Name: Fauch Hill, West Colzium, Crosswoodburn, West Calder, EH55 8LR Planning Application Reference: LIVE/0235/FUL/17 Type of Project: 12 Wind Turbines	Application Date: 2017-04-03 Planning Stage: Detail Plans Refused Project Details: Scheme comprises construction of 12 Turbines (up to 125m tip height) and associated ancillary infrastructure (including junction improvements, access tracks, sub station, hardstandings, underground cabling, borrow pits and mitigation measures) with a maximum installed capacity of 48mw. The associated works include sewer systems, landscaping, infrastructure, enabling and access roads. Approximate Grid Reference: 306275, 657586
97	9-10 km	S	Site Name: Muirhall Farm, Carnwath, Auchengray, Lanark, Strathclyde, ML11 8LL Planning Application Reference: CL/09/0279 Type of Project: Wind Farm	Application Date: 2009-07-07 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises six 2MW wind turbines, bases are both gravity and piled, as peat is up to 8 metre thick. Three quarters of the 4 KM of access roads are floating and the remainder are cut construction. A sub station, cable installation, provision of swit Approximate Grid Reference: 300740, 653170

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Ref: 51002319837001
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Grid ref: 298166 662095

ID	Distance	Direction	Details	
98	9-10 km	S	Site Name: Muirhall Windfarm Extension, Carnwath, Lanark, Strathclyde, ML11 8LL Planning Application Reference: CL/12/0074 Type of Project: Wind Farm	Application Date: 2012-02-21 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises extension to Muirhall wind farm involving installation of two 145 metre high wind turbines and associated infrastructure. Approximate Grid Reference: 299342, 652838
99	9-10 km	W	Site Name: Brownhill Farm, West Benhar Road, Harthill, ML7 5TG Planning Application Reference: 20/00504/FUL Type of Project: 2 Wind Turbines	Application Date: 2020-05-12 Planning Stage: Detail Plans Granted Project Details: Scheme comprises construction of two wind turbines (150 meters in height) and associated infrastructure. Approximate Grid Reference: 288800, 661900
101	9-10 km	S	Site Name: Land at Crofthill, Auchengray, Carnwath, South Lanarkshire, Lanark, Strathclyde, ML11 8LW Planning Application Reference: CL/13/0401 Type of Project: 5 Wind Turbines	Application Date: 2013-10-21 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises construction of 5 wind turbines (132m maximum height to tip) with associated infrastructure including underground cabling, access tracks, crane hardstandings, control building and sub Approximate Grid Reference: 298208, 652533
104	9-10 km	E	Site Name: Jabil Circuit Ltd, Oakbank Park Drive, Mid Calder, Livingston, EH53 0TJ Planning Application Reference: LIVE/0473/FUL/17 Type of Project: 2 Wind Turbines	Application Date: 2017-06-19 Planning Stage: Detail Plans Refused Project Details: Scheme comprises construction of 2 roof mounted 36kw vertical axis wind turbines and overall dimension are 4650mm x 3190mm x 2180mm height. (grid ref: 307303, 665520). Approximate Grid Reference: 307272, 665502
106	9-10 km	W	Site Name: West Benhar WindRimmon Cottage, Benhar Road, Shotts, ML7 5BJ Planning Application Reference: 13/01377/FUL Type of Project: 8 Wind Turbines/Compound	Application Date: 2013-07-25 Planning Stage: Detail Plans Granted Project Details: Scheme comprises construction of wind farm comprising of 8 wind turbines (maximum 132 metres to blade tip) and associated infrastructure including permanent meteorological mast, crane hardstandings, control building, underground cables, upgrading and construction of site entrance and access tracks, and temporary construction compound. Approximate Grid Reference: 288262, 660924

ID	Distance	Direction	Details	
107	9-10 km	S	<p>Site Name: Ld At Stallashaw Moss Adj To, Muirhall Wind Farm, And Muirhall Wind Farm Extensi, South Lanarkshire, Lanark, Strathclyde, ML11 8LL</p> <p>Planning Application Reference: CL/14/0113</p> <p>Type of Project: 3 Wind Turbines</p>	<p>Application Date: 2014-03-18</p> <p>Planning Stage: Early Planning Detail Plans Refused</p> <p>Project Details: Scheme comprises of Muirhall windfarm involving construction of three 147m high wind turbines with associated infrastructure and ground works.</p> <p>Approximate Grid Reference: 299578, 652166</p>

This information is derived from planning data supplied by Glenigan, in some cases with further accuracy applied by Groundsure's experts. This search includes planning applications for wind farms with multiple turbines within 10,000m of the property. This data is updated on a quarterly basis.

If the existence of a planning application, passed or refused may have a material impact with regard to the decision to purchase the property, Groundsure recommends independent, thorough enquiries are made with the Local Authority. If any applications have been identified within this report, Groundsure have included the planning reference to enable further enquiries to be made.

Proposed wind turbines

Planning applications for individual wind turbines have been proposed within 5,000m of the property. See below for details of the operating company, number of turbines, project and turbine capacity.

Please note some planning applications identified as having been refused may have subsequently been granted on appeal without appearing as such within this report. Additionally, please be aware that as the identified records are taken from a planning record archive, the proposals identified may have already been undertaken.

ID	Distance	Direction	Details	
2	547 m	NW	<p>Site Name: 49C Main Street, Stoneyburn, West Lothian, Bathgate, Lothian, EH47 8AU</p> <p>Planning Application Reference: 0112/H/07</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2007-02-13</p> <p>Planning Stage: Plans Approved Detail Plans Granted</p> <p>Project Details: Scheme comprises construction of wind turbine.</p> <p>Approximate Grid Reference: 297950, 662695</p>
6	1-2 km	W	<p>Site Name: Huntingdon Cannop Crescent, Stoneyburn, Bathgate, Lothian, EH47 8EF</p> <p>Planning Application Reference: 0205/H/12</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2012-03-19</p> <p>Planning Stage: Early Planning Detail Plans Refused</p> <p>Project Details: Scheme comprises construction of a 17 m high free-standing micro generation wind turbine (grid ref. 296641 662112).</p> <p>Approximate Grid Reference: 296630, 662124</p>

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Your ref: 20/541
Grid ref: 298166 662095

ID	Distance	Direction	Details	
7	1-2 km	W	Site Name: Stoneheap Crofts, Bents, Stoneyburn, West Lothian, Bathgate, Lothian, EH47 8BX Planning Application Reference: 0976/FUL/07 Type of Project: Wind Turbine	Application Date: 2007-10-12 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of a wind turbine. Approximate Grid Reference: 296464, 662204
8	1-2 km	SE	Site Name: West Lothian, West Calder, Lothian, EH55 8NR Planning Application Reference: 0614/FUL/13 Type of Project: Wind Turbine	Application Date: 2013-09-11 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises construction of a 75 m high (102 m to blade tip) wind turbine. Approximate Grid Reference: 299480, 660671
9	1-2 km	NW	Site Name: Midseat Farm, Bathgate, Lothian, EH47 8AA Planning Application Reference: 0064/FUL/10 Type of Project: Wind Turbine	Application Date: 2010-02-04 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of a wind turbine (18.3m to hub and 24.8m to blade tip). Approximate Grid Reference: 297027, 663772
10	1-2 km	NW	Site Name: Midseat Farm, Bathgate, Lothian, EH47 8AA Planning Application Reference: 0785/FUL/09 Type of Project: Wind Turbine	Application Date: 2009-10-26 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of a wind turbine. Approximate Grid Reference: 297027, 663772
14	2-3 km	SE	Site Name: Mossend Farm, West Calder, Lothian, EH55 8LD Planning Application Reference: 0289/FUL/11 Type of Project: Wind Turbine	Application Date: 2011-05-09 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises construction of a 77m high "to blade tip" wind turbine with associated infrastructure (grid ref 660372 300159). Approximate Grid Reference: 300618, 660879
15	2-3 km	W	Site Name: Longridge, West Lothian, Bathgate, Lothian, EH47 8 Planning Application Reference: 0136/FUL/07 Type of Project: House & Wind Turbine	Application Date: 2007-02-20 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises construction of a house and 12m high domestic wind turbine. Approximate Grid Reference: 295465, 662439

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Ref: 51002319837001
Your ref: 20/541
Grid ref: 298166 662095

ID	Distance	Direction	Details	
16	2-3 km	S	Site Name: West Lothian, West Calder, Lothian, EH55 8NS Planning Application Reference: 0475/FUL/13 Type of Project: Wind Turbine	Application Date: 2013-07-16 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises installation of a 75 m high (to blade tip) wind turbine with associated infrastructure (grid ref. 298051 659364). Approximate Grid Reference: 298051, 659364
17	2-3 km	N	Site Name: Land at Moss Hall Farm, Bathgate, Lothian, EH47 7DB Planning Application Reference: 0326/FUL/12 Type of Project: Wind Turbine	Application Date: 2012-05-14 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises construction of a 80m high (to blade tip) wind turbine. Approximate Grid Reference: 297442, 664772
18	2-3 km	NW	Site Name: Wester Blacklaw Farm, Bathgate, Lothian, EH47 8AA Planning Application Reference: 0418/FUL/12 Type of Project: Wind Turbine	Application Date: 2012-06-21 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises installation of a 47m high (to blade tip) wind turbine and associated access track, crane pad and meter housing. Approximate Grid Reference: 295673, 663276
19	2-3 km	NW	Site Name: West Lothian, Bathgate, Lothian, EH47 8AA Planning Application Reference: 0699/FUL/14 Type of Project: Wind Turbine	Application Date: 2014-10-07 Planning Stage: Early Planning Detailed Plans Submitted Project Details: Scheme comprises construction of a 27.1 m high (to blade tip) wind turbine with associated infrastructure (grid ref. 295497 663262). Approximate Grid Reference: 295672, 663275
21	3-4 km	NE	Site Name: Wester Breich, West Calder, Lothian, EH55 8PL Planning Application Reference: 0190/FUL/11 Type of Project: Wind Turbine	Application Date: 2011-03-28 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises construction of a 46m high "to blade tip" wind turbine. Approximate Grid Reference: 300128, 664476

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Ref: 51002319837001
Your ref: 20/541
Grid ref: 298166 662095

ID	Distance	Direction	Details	
26	3-4 km	N	Site Name: Swineabbey Farm, East Whitburn, Bathgate, Lothian, EH47 7RH Planning Application Reference: 0396/FUL/11 Type of Project: Wind Turbine	Application Date: 2011-06-13 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises installation of a 76m "to blade tip" wind turbine with associated infrastructure (grid ref. 665891 297394). Approximate Grid Reference: 297136, 665332
27	3-4 km	N	Site Name: Swineabbey Farm, East Whitburn, Bathgate, Lothian, EH47 7RH Planning Application Reference: 0417/FUL/12 Type of Project: Wind Turbine	Application Date: 2012-06-21 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of a 45.9m high (to blade tip) wind turbine with temporary access track. Approximate Grid Reference: 297136, 665332
30	3-4 km	NW	Site Name: 7 Hens Nest Road, East Whitburn, West Lothian, Bathgate, Lothian, EH47 8EX Planning Application Reference: 0034/H/07 Type of Project: Wind Turbine	Application Date: 2007-01-23 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of micro wind turbine. Approximate Grid Reference: 296174, 665010
32	3-4 km	NE	Site Name: Five Sisters Business Park, West Calder, Westwood, West Calder, Lothian, EH55 8PN Planning Application Reference: 0026/FUL/12 Type of Project: Wind Turbine	Application Date: 2012-01-10 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises construction of a 47m high "to blade tip" wind turbine (grid ref. 301300 664010). Approximate Grid Reference: 301080, 664297
34	3-4 km	NE	Site Name: 1 Riverside Lea, Seafield Road, Blackburn, West Lothian, Bathgate, Lothian, EH47 7EL Planning Application Reference: 0253/H/07 Type of Project: Wind Turbine	Application Date: 2007-03-20 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of a domestic wind turbine and installation of flood lighting for riding arena. Approximate Grid Reference: 299886, 665505

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Ref: 51002319837001
Your ref: 20/541
Grid ref: 298166 662095

ID	Distance	Direction	Details	
36	3-4 km	N	Site Name: East Whitburn, West Lothian, Bathgate, Lothian, EH47 7RH Planning Application Reference: 0220/FUL/13 Type of Project: Wind Turbine	Application Date: 2013-03-09 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises installation of a 67m high (to blade tip) wind turbine (grid ref 297371 665877). Approximate Grid Reference: 297371, 665877
37	3-4 km	E	Site Name: Patel Hill Water Treatment Wor Northview, West Calder, Lothian, EH55 8AA Planning Application Reference: 0096/FUL/12 Type of Project: Wind turbine	Application Date: 2012-02-13 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises construction of a 75m high (to blade tip) wind turbine with associated infrastructure including access tracks, an on-site control building and electricity infrastructure, construction compound, laydown area and cranepads (grid ref. 29805 Approximate Grid Reference: 301819, 663253
38	3-4 km	E	Site Name: West Lothian, West Calder, Lothian, EH55 8LE Planning Application Reference: LIVE/0386/FUL/14 Type of Project: Wind Turbine	Application Date: 2014-06-11 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises construction of a 46.3 m high (to blade tip) wind turbine. Approximate Grid Reference: 302079, 661587
39	3-4 km	E	Site Name: West Lothian, West Calder, Lothian, EH55 8LE Planning Application Reference: 0386/FUL/14 Type of Project: Wind Turbine	Application Date: 2014-06-11 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises installation of a 46.3 m high (to blade tip) wind turbine (grid ref. 302079 661587). Approximate Grid Reference: 302079, 661587
41	4-5 km	NE	Site Name: Easter Breich, West Calder, Lothian, EH55 8PP Planning Application Reference: 0189/FUL/11 Type of Project: Wind Turbine	Application Date: 2011-03-28 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises construction of a 46m high "to blade tip" wind turbine. Approximate Grid Reference: 301355, 664760

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Ref: 51002319837001
Your ref: 20/541
Grid ref: 298166 662095

ID	Distance	Direction	Details	
43	4-5 km	N	Site Name: Pottishaw Road, West Lothian, Bathgate, Lothian, EH48 2FB Planning Application Reference: 0516/FUL/13 Type of Project: Wind Turbine	Application Date: 2013-07-29 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises installation of a 99.7 m high (to blade tip) wind turbine (grid ref. 296869 666466). Approximate Grid Reference: 296981, 666291
46	4-5 km	N	Site Name: Pottishaw Road, Whitehill Industrial Estate, West Lothian, Bathgate, Lothian, EH48 2 Planning Application Reference: 0152/FUL/14 Type of Project: Wind Turbine	Application Date: 2014-03-04 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises construction of a 74m high (to blade tip) wind turbine. Approximate Grid Reference: 296865, 666470
47	4-5 km	E	Site Name: Torphin, Harburn, West Calder, Lothian, EH55 8RT Planning Application Reference: 0018/FUL/11 Type of Project: Wind Turbine	Application Date: 2011-01-10 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises construction of a 53.7m high (330kw) wind turbine. Approximate Grid Reference: 302962, 660583
48	4-5 km	W	Site Name: Greenburn Golf Club And Golf S, 6 Greenburn Road, Fauldhouse, Bathgate, EH47 9HJ Planning Application Reference: LIVE/0135/FUL/15 Type of Project: Wind Turbine	Application Date: 2015-02-25 Planning Stage: Detail Plans Withdrawn Project Details: Scheme comprises installation of a 59.5 m high (to blade tip) wind turbine with access road and crane pad area (grid ref. 293150 659860). Approximate Grid Reference: 293468, 660277
49	4-5 km	W	Site Name: Greenburn Golf Club And Golf S, 6 Greenburn Road, Fauldhouse, Bathgate, EH47 9HJ Planning Application Reference: LIVE/0449/FUL/15 Type of Project: Wind Turbine	Application Date: 2015-06-24 Planning Stage: Detail Plans Granted Project Details: Scheme comprises installation of a 44.5 m high (to blade tip) wind turbine with access road and ancillary equipment (grid ref. 293150 659860). Approximate Grid Reference: 293468, 660277

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Ref: 51002319837001
Your ref: 20/541
Grid ref: 298166 662095

ID	Distance	Direction	Details	
50	4-5 km	W	Site Name: 6 Greenburn Road, Fauldhouse, West Lothian, Bathgate, Lothian, EH47 9HJ Planning Application Reference: 0135/FUL/15 Type of Project: Wind Turbine	Application Date: 2015-02-25 Planning Stage: Early Planning Detailed Plans Submitted Project Details: Scheme comprises installation of a 59.5 m high (to blade tip) wind turbine with access road and crane pad area (grid ref. 293150 659860). Approximate Grid Reference: 293468, 660277

This information is derived from planning data supplied by Glenigan, in some cases with further accuracy applied by Groundsure's experts. This search includes planning applications for single wind turbines only, within 5,000m of the property. This data is updated on a quarterly basis.

If the existence of a planning application, passed or refused, may have a material impact with regard to the decision to purchase the property, Groundsure recommends independent, thorough enquiries are made with the Local Authority. If any applications have been identified within this report, Groundsure have included the planning reference to enable further enquiries to be made.

Solar

Existing and agreed solar installations

There is an operational or planned solar photovoltaic farm or smaller installation located near the property.

Please note this will not include small domestic solar installations. See below for details on installed capacity, operating company and the status of the project on a given date.

ID	Distance	Direction	Address	Details	
42	4-5 km	N	Aldi Distribution Centre, Aldi Distribution Centre, Pottishaw Road, Bathgate, Lothian, EH48 2FB	Contractor: Aldi LPA Name: West Lothian Council Capacity (MW): 1.3	Application Date: 10/02/2015 Pre Consent Status: Operational Post Consent Status: Operational Date Commenced: 22/10/2015

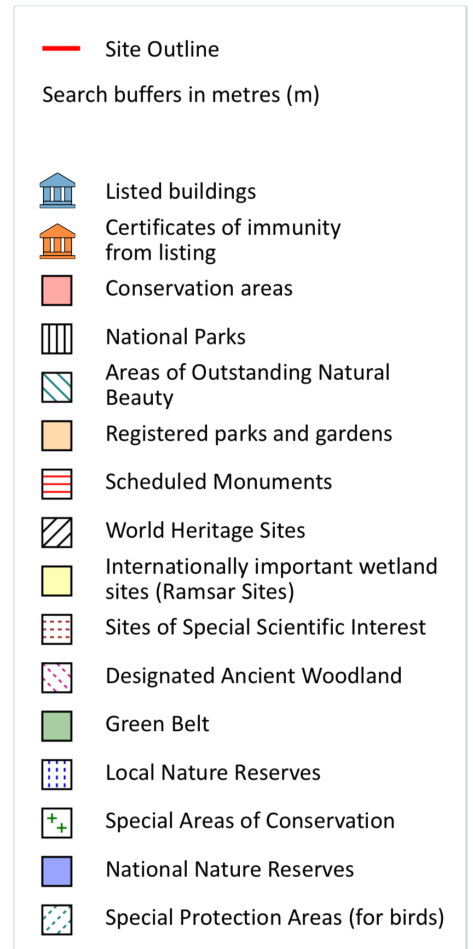
The solar installation data is supplied by the Department for Business, Energy & Industrial Strategy and is updated on a monthly basis.

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Ref: 51002319837001
Your ref: 20/541
Grid ref: 298166 662095

Planning Constraints



Environmental Designations

Sites of Special Scientific Interest

Sites of Special Scientific Interest (SSSIs) are nature conservation sites chosen because they are significantly important natural habitats for animals or plants or significant geologically. They are designated under the Wildlife and Countryside Act 1981. This national network of sites are subject to strict regulations, protecting against any developments on them.

Distance	Direction	SSSI Name	Data Source
205 m	SE	Skolie Burn	Scottish Natural Heritage

This data is sourced from Natural England/Natural Resources Wales/Scottish Natural Heritage. For more information see <https://www.gov.uk/guidance/protected-areas-sites-of-special-scientific-interest>

Visual and Cultural Designations

Listed Buildings

The presence of listed buildings means there will be extra control over what changes can be made to that building's interior and exterior. If the property itself is a listed building, owners will need to apply for Listed Building Consent for most types of work that affect the 'special architectural or historic interest' of the property and the work approved may increase costs.

Distance	Direction	Name	Grade	Listed building reference number	Listed date
120 m	SE	Loganlea House, West Lothian	B	347509	22/01/1971

This data was sourced from Historic Environment Scotland. for more information please see <https://www.historicenvironment.scot/advice-and-support/listing-scheduling-and-designations/listed-buildings/search-for-a-listed-building/>

Datasets searched

This is a full list of the data searched in this report. If we have found results of note we will state "Identified". If no results of note are found, we will state "Not identified". Our intelligent filtering will hide "Not identified" sections to speed up your workflow.

Contaminated Land		Bedrock hydrogeology	
Former industrial land use (1:10,560 and 1:10,000 scale)	Identified	Aquifers within bedrock geology	Identified
Former tanks	Not identified	Groundwater abstraction licences	Not identified
Former energy features	Identified	Bedrock geology	Identified
Former petrol stations	Not identified	Source Protection Zones and drinking water abstractions	
Former garages	Not identified	Source Protection Zones	Not identified
Former military land	Not identified	Source Protection Zones in confined aquifer	Not identified
Former landfill (from Local Authority and historical mapping records)	Not identified	Drinking water abstraction licences	Not identified
Waste site no longer in use	Identified	Hydrology	
Active or recent landfill	Not identified	Water courses from Ordnance Survey	Identified
Active or recent waste sites	Not identified	Surface water abstractions	Not identified
Recent industrial land uses	Identified	Flood Risk	
Current or recent petrol stations	Not identified	River flooding	Not identified
Dangerous or explosive sites	Not identified	Coastal flooding	Not identified
Hazardous substance storage/usage	Not identified	Surface water flood risk	Not identified
Sites designated as Contaminated Land	Not identified	Groundwater flooding	Identified
Current or recent licensed industrial activities	Not identified	Ground stability	
Local Authority licensed pollutant release	Not identified	Natural ground subsidence	Identified
Superficial hydrogeology		Natural geological cavities	Not identified
Aquifers within superficial geology	Not identified	Coal mining	Identified
Superficial geology	Identified	Non-coal mining	Not identified
		Mining cavities	Not identified

Screening

LOGANLEA, LOGANLEA ROAD,
ADDIEWELL, WEST LOTHIAN, EH55
8HY

Ref: 51002319837001
Your ref: 20/541
Grid ref: 298166 662095

Ground stability

Infilled land	Identified
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Radon

Radon	Not identified
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Oil and Gas

Oil or gas drilling well	Identified
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Proposed oil or gas drilling well	Not identified
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Licensed blocks	Not identified
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Potential future exploration areas	Not identified
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Wind and solar

Wind farms	Identified
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Proposed wind farms	Identified
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Proposed wind turbines	Identified
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Existing and agreed solar installations	Identified
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Proposed solar installations	Not identified
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Energy Infrastructure

Electricity transmission lines and pylons	Not identified
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National Grid energy infrastructure	Not identified
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Power stations	Not identified
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Nuclear installations	Not identified
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Large Energy Projects	Not identified
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Planning constraints

Sites of Special Scientific Interest	Identified
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Internationally important wetland sites (Ramsar Sites)	Not identified
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Special Areas of Conservation	Not identified
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Special Protection Areas (for birds)	Not identified
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Planning constraints

National Nature Reserves	Not identified
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Local Nature Reserves	Not identified
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Designated Ancient Woodland	Not identified
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Green Belt	Not identified
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World Heritage Sites	Not identified
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Areas of Outstanding Natural Beauty	Not identified
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National Parks	Not identified
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Conservation Areas	Not identified
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Listed Buildings	Identified
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Certificates of Immunity from Listing	Not identified
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Scheduled Monuments	Not identified
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Registered Parks and Gardens	Not identified
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Contaminated Land assessment methodology

Environmental risk framework

This report is designed to provide a basic environmental liability risk assessment for the purposes of transaction due diligence, financing arrangements and similar circumstances. The report comprises a basic risk assessment within the general principles of the contaminant-pathway-receptor pollutant linkage model and with due regard for relevant publications issued by the Department of Environment, Food and Rural Affairs (and predecessor government departments) the British Standards Institute and the European Union.

Explicit opinion is provided with regard to potential liability for the property to be identified as Contaminated Land in accordance with the meaning set out in Part 2A of the Environmental Protection Act 1990.

Consideration and due regard is also made of associated legislation that may lead to related statutory or third party environmental liability, including but not limited to the Water Resources Act 1991, the Water Act 2014, the Contaminated Land Regulations 2006, Environmental Permitting Regulations 2010, the Environmental Damage (Prevention and Remediation) (England) (Amendment) Regulations 2015 in England and the Environmental Damage (Prevention and Remediation) (Amendment) (Wales) Regulations 2015 in Wales.

This report does not contain a detailed Conceptual Site Model as required in the National Planning Policy Framework, however, it may prove highly effective in determining whether such further assessment is appropriate.

The report is based upon the information contained in subsequent dataset sections. Some datasets have been generated by and are unique to Groundsure, whilst others are provided by recognised bodies including Environment Agency/Natural Resources Wales, British Geological Survey, Public Health England, Local Authorities, etc. Groundsure may also have been provided with further details regarding the site by the client and / or their advisers. In the absence of such, Groundsure has made a best estimation regarding current and proposed land use. This report and the risk assessment presented is based purely upon this information.

In undertaking this report Groundsure has not, unless explicitly stated to the contrary, undertaken a site inspection, site investigation, consulted directly with the Local Authority with specific regard to the subject property or reviewed existing environmental reports. Whilst every effort is made to consider likely environmental liabilities on the basis of the information assessed, certain issues may only be readily discernible from physical site inspection and / or investigation.

Contaminant source - Pathway - Receptor definitions

Contaminant sources include (but are not limited to):

- Historical on-site and historical off-site sources (works, factories, oil tanks, landfill sites)
- Current on-site and current off-site sources (petrol stations, industrial facilities)

Pathways comprise:

- Any mechanisms facilitating 'receptor' exposure to contaminative 'sources'

Receptors include:

- Human health i.e. site users or occupiers, adjacent site users or occupiers

- Controlled Waters i.e. groundwater, surface water (rivers and streams etc)
- Habitats and biodiversity (in particular nature reserves or other designated sensitive habitats)
- Property, buildings and infrastructure

Environmental risk assessment definitions

A risk rating will be provided on the front page of the report depending on the level of environmental liability that there has been assessed to be at the site. The ratings are defined as follows:

Low: There are unlikely to be significant environmental liabilities associated with the property.

Low to Moderate: There are unlikely to be significant environmental liabilities associated with the property with regard to the proposed use. However, minor issues may require further consideration and assessment under certain circumstances e.g. redevelopment.

Moderate: Some potential environmental liabilities are likely to reside with the property as a result of historical and / or current use. Whilst unlikely to represent an immediate significant issue, if left unchecked this position may change with time. A prudent purchaser may wish to make further enquiries of the vendor / undertake limited further due diligence / seek environmental improvements. Redevelopment of the site will likely require further, more detailed assessment.

Moderate to High: Some potential significant environmental liability issues have been identified at the property requiring further assessment. Should further information be available it may be possible to re-assess the risk. In the absence of sufficient further information, further assessment might comprise consultation with the environmental regulators / review of existing environmental reports / commissioning new environmental reports / consideration of environmental insurance.

High: Significant potential environmental liabilities have been identified at the property. Further detailed environmental due diligence will likely be required and may include review of existing environmental reports / commissioning new environmental reports including site investigations / consideration of environmental insurance / transaction restructuring.

Is there a risk of statutory (e.g. Part 2A EPA 1990) or third party action being taken against the site?

This response considers the risk of legal liability arising through ownership or occupation and use of the property through statutory or other third party claims.

Does the property represent Acceptable Banking Security from an environmental risk perspective?

Consideration is given to the suitability of the property as robust financial security for the purposes of secured lending facilities. An assumption is made here that the subject property is being considered in isolation and that normal commercial lending loan to value ratios are being considered.

Groundsure may in certain circumstances be able to make a specific lender liability assessment based on a full view of financial arrangements and hence the commercial context of the environmental risks.

Is there a risk that the property value may be impacted due to environmental liability issues?

This response sets out to advise whether environmental liabilities are likely to materially impact upon a standard Royal Institution of Chartered Surveyors valuation of the property necessitating further assessment.

Environmental Damage (Prevention and Remediation) Regulations 2015

The Environmental Damage (Prevention and Remediation) (England) (Amendment) Regulations 2015, the Environmental Damage (Prevention and Remediation) (Amendment) (Wales) Regulations 2015 and the Environmental Liability (Scotland) Amendment Regulations 2015 came into force on 19th July 2015, and amend the Environmental Damage (Prevention and Remediation) Regulations 2009, which came into force in

England on 1st March 2009, in Wales on 6th May 2009 and in Scotland on 24th June 2009. These regulations implement the European Directive on Environmental Liability (2004/35/EC) and are aimed at ensuring responsible parties prevent and remedy environmental damage to the following receptors:

- Sites of Special Scientific Interest (SSSIs), other protected habitats and protected species
- Surface waters
- Groundwater
- Land, if contamination of the land results in significant risk of adverse effects on human health

The regulations are based on the 'polluter pays' principle and ensures that those responsible for causing environmental damage are those responsible for paying to prevent and remedy such damage. 'Environmental Damage' has a specific meaning within the Regulations, and covers only the most serious cases. For damage to SSSIs, EU protected species and habitats and damage to water, primary remediation, complementary remediation and compensatory remediation may be required by the enforcing authorities (Environment Agency/Natural Resources Wales, Scottish Environment Protection Agency (SEPA), Local Authorities, the Marine Fisheries Agency, Marine Scotland, Welsh Ministers and Natural England/Natural Resources Wales/Scottish Natural Heritage).

The regulations apply on land in England, Wales and Scotland, 1 nautical mile seaward from the baseline (in relation to water damage), on the seabed around the UK up to the limits set out in the Continental Shelf Act 1964, and to waters in the Renewable Energy Zone, which extends approximately 200 miles out to sea (in relation to protected species and natural habitats). These regulations are designed to work in tandem with Part 2A of the Environmental Protection Act, and only apply to environmental damage caused after the Regulations came into force. Groundsure's assessment of the site is not an assessment of the potential for Environmental Damage to occur at the site, but is an assessment of the sensitivity of the site in relation to relevant receptors.

Flood information

The Flood Risk Assessment section is based on datasets covering a variety of different flooding types. No inspection of the property or of the surrounding area has been undertaken by Groundsure or the data providers. The modelling of flood hazards is extremely complex and in creating a national dataset certain assumptions have been made and all such datasets will have limitations. These datasets should be used to give an indication of relative flood risk rather than a definitive answer. Local actions and minor variations, such as blocked drains or streams etc. can greatly alter the effect of flooding. A low or negligible modelled flood risk does not guarantee that flooding will not occur. Nor will a high risk mean that flooding definitely will occur. Groundsure's overall flood risk assessment takes account of the cumulative risk of river and coastal data, historic flood events and areas benefiting from flood defences provided by the Environment Agency/Natural Resources Wales (in England and Wales) and surface water (pluvial) and groundwater flooding provided by Ambiental Risk Analytics. In Scotland the river and coastal flood models are also provided by Ambiental Risk Analytics.

Risk of flooding from rivers and the sea

This is an assessment of coastal and river flood risk in Scotland produced using modelled data, provided by Ambiental Risk Analytics. It also takes account of flood defence information provided by the Scottish Environment Protection Agency (SEPA). It shows the chance of flooding from rivers presented in the following categories:

- 1 in 30 year (3.3%)
- 1 in 75 year (1.3%)
- 1 in 100 year (1%)
- 1 in 200 year (0.5%)
- 1 in 1,000 year (0.1%)

Surface water flooding

Ambiental Risk Analytics surface water flood map identifies areas likely to flood following extreme rainfall events, i.e. land naturally vulnerable to surface water or "pluvial" flooding. This data set was produced by simulating 1 in 30 year, 1 in 100 year, 1 in 250 year and 1 in 1000 year rainfall events. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though older ones may even flood in a 1 in 5 year rainstorm event.

Groundwater flooding

Groundwater flooding is flooding caused by unusually high groundwater levels. It occurs as excess water emerging at the ground surface or within underground structures such as basements. Groundwater flooding tends to be more persistent than surface water flooding, in some cases lasting for weeks or months, and it can result in significant damage to property. This risk assessment is based on a 5m Digital Terrain Model (DTM) and a 1 in 100 year return period.

Conservation Area data limitations

Please note the Conservation Area data is provided by Historic England and may be incomplete. We recommend reviewing your local search for confirmation.

Subsidence data limitations

The natural ground subsidence assessment is based on the British Geological Survey's GeoSure data. GeoSure is a natural ground stability hazard susceptibility dataset, based on the characteristics of the underlying geology, rather than an assessment of risk. A hazard is defined as a potentially damaging event or phenomenon, where as a risk is defined as the likelihood of the hazard impacting people, property or capital. The GeoSure dataset consists of six data layers for each type of natural ground subsidence hazard. These are shrink-swell clay, landslide, compressible ground, collapsible ground, dissolution of soluble rock and running sand. Each hazard is then provided with a rating on its potential to cause natural ground subsidence. This rating goes from A-E, with A being the lowest hazard, E being the highest. This is then represented within Groundsure reports as either Negligible-Very Low (A&B ratings), Low (C ratings) or Moderate-High (D&E ratings). The GeoSure data only takes into account the geological characteristics at a site. It does not take into account any additional factors such as the characteristics of buildings, local vegetation including trees or seasonal changes in the soil moisture content which can be related to local factors such as rainfall and local drainage. These factors should be considered as part of a structural survey of the property carried out by a competent structural surveyor. For more information on the "typical safe distance" trees should be from a property please see this guide: <https://www.abi.org.uk/globalassets/sitecore/files/documents/publications/public/migrated/home/protecting-your-home-from-subsidence-damage.pdf>

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- normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
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